

# City of Liberty Lake Development Code & RDSAP

## Revisions List

File #	Chapter / Section	Revision	Page #
N/A	Table of Contents	<ul style="list-style-type: none"> <li>Update Table of Contents as needed</li> </ul>	TOC
CA-05-0001 & ZC-06-0001	10-2A-5 - Zoning Districts Map Exhibit & Official Zoning Map	<ul style="list-style-type: none"> <li>Change former Sports World ballfields, a portion of parcel 55094.9042 from O (Open Space / Recreation) to M-2 (Community Center Mixed Use) to make entire parcel M-2.</li> </ul>	2-9 & Zoning Map
ZMA-06-0001	10-2A-5 - Zoning Districts Map Exhibit & Official Zoning Map	<ul style="list-style-type: none"> <li>River District - Extend the C-2 (Freeway Commercial) designation north of Mission, correct the proposed school site designation due to re-location, and correct the area adjacent to the former Sports World ballfields</li> </ul>	2-9 & Zoning Map
ZTA-06-0001	Section 10-4B-5 - Type IV Projects (Amendments)	<ul style="list-style-type: none"> <li>Type IV Projects Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan or development regulations. Amendments to the comprehensive plan or development regulations can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen on a yearly basis. <del>The Planning Commission shall review the proposed amendment and hold a public hearing to solicit comment. After further review a formal recommendation will be made to the City Council for approval or denial. The City Council will hold an additional public hearing, make modifications if necessary, and approve or deny the proposed amendment.</del> Yearly review of proposed amendments shall begin in July and <u>should</u> conclude in December. Applications for amendments shall be submitted by July 31st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after July 31st shall be reviewed the following year. Identified deficiencies shall be docketed for possible future plan or development regulation amendments during the project review process.</li> <li>B. Amendment to the <u>Comprehensive Plan or Development Code Text:</u> <u>Procedures</u> <del>Text A</del> amendment proposals shall follow the procedures outlined in Section 10-4B-4 above, <u>as applicable</u>, which includes a pre-application conference with the applicant. Upon finding that the required fee has been paid and that the application is complete, P&amp;CD shall place <u>an introduction to</u> the request for the text amendment on the earliest available regular meeting agenda</li> </ul>	4-22 to 4-24

		<p>of the Planning Commission <u>and submit a copy of the proposed amendment to the Planning Commission. and shall forward to the Planning Commission in writing a report and recommendation on the request including an intent statement, possible applications of the amendment, and possible development standards if appropriate. The Commission shall hold a public hearing on the requested amendment and make a recommendation.</u> The Planning Commission shall review the proposed amendment and hold at least one public workshop and one public hearing to solicit comment. After further review a formal recommendation will be made to the City Council for approval or denial. P&amp;CD shall subsequently submit to the City Council a copy of the proposed amendment, along with the recommendations of the Planning Commission in writing. <u>The City Council will hold an additional public workshop and an additional public hearing, to approve, approve with modifications, or deny the Planning Commission's recommendation on the proposed amendment(s). If approved, the amendment becomes effective five (5) days after the publication of the adopting ordinance in the official City newspaper. Additionally, the proposed amendments may be required to have a SEPA review, pursuant to Development Code Article 10-6A the City's Environmental Ordinance, and all Type IV projects must go through a 60-day state review process as required under WAC 365-195-620. This 60 day review process generally occurs after the Planning Commission's recommendation.</u></p> <p><del>Upon receipt of any such recommendation, the City Council shall, at a regular meeting, set the date for a public meeting where the Council may adopt, make minor modifications to, or deny the proposed text amendment. If, after considering the matter at a public meeting, the Council deems a change in the recommendation of the Planning Commission to be necessary, the change shall not be incorporated into the Code until the Council has conducted its own public hearing. At the hearing, the Council shall adopt its own findings of fact and statement setting forth the factors considered at the hearing and its own analysis of findings considered by the Council.</del></p> <ul style="list-style-type: none"> <li>• C. Amendment to the <u>Comprehensive Plan Land Use Map and Zoning Map</u> <u>Procedures</u> <u>Comprehensive Plan Land Use Map Amendments and district or City wide Zoning Map Amendments are Type IV Projects which are processed concurrently and follow the procedures outlined for text amendments in B above. <del>Zone</del> changes</u>Property rezones for individual properties are Type III Project Permits (see Section 10-4B-4 above). <u>The Comprehensive Plan Land Use Map and the Zoning Map must be consistent and</u></li> </ul>	
--	--	---	--

		<p><u>applications for property rezones must also include a Comprehensive Plan Land Use Map amendment request.</u> Upon finding that the required fee has been paid, <del>if applicable,</del> and that the application is complete, P&amp;CD shall issue a Determination of Completeness (DOC), followed by a Notice of Application (NOA). The application shall be forwarded to the Planning Commission for review and <del>then following the Planning Commission's review and recommendation on the map amendments, the SEPA review, and the 60 day state review,</del> a public hearing shall be scheduled before the Hearing Examiner <u>for the property rezone.</u> P&amp;CD will prepare a report and recommendation on the request which will be forwarded to the Hearing Examiner who will hold a public hearing on the requested amendment. The Hearing Examiner shall make available to all parties of record the recommendation decision, along with findings of fact and a statement setting forth the factors considered at the hearing, and analysis of facts considered by the Hearing Examiner. P&amp;CD will forward the Hearing Examiner's recommendation to the City Council, and upon receipt of the recommendation the City Council shall, at its next available regular meeting, set the date for a public hearing. <u>The public hearing for the property rezone must occur after the public hearing for the Comprehensive Plan Land Use Map amendment request.</u> At the <u>property rezone</u> hearing, the Council shall adopt its own findings of fact and statement setting forth the factors considered at the hearing <u>and the property rezones consistency with the Comprehensive Plan Land Use Map, and as well as</u> its own analysis of findings considered by the Council. The Council, after the public hearing, may adopt the <del>zone change</del> <u>property rezone</u>, make minor changes, or deny it. <u>If approved, the property rezone becomes effective five (5) days after the publication of the adopting ordinance in the official City newspaper and a Notice of Decision shall be provided for the property rezone.</u></p>	
ZTA-06-0003	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>• B. Definitions. Freestanding Sign - A sign not attached to or forming part of a building. <u>A Freestanding Sign, as used in Article 10-3E, must have at least 50% of the width of the sign constructed in a monument style (also see Monument Sign).</u> Monument Sign - <u>A sign not attached to or forming part of a building. A free-standing sign and supporting structure</u> constructed as a solid structure or one which gives the appearance of a continuous, non-hollow, unbroken, mass.</li> <li>• Wall Sign - A nonpaper sign attached or erected parallel to and extending not more than fifteen (15) inches from the facade or face of any building to which it is attached and supported throughout</li> </ul>	<p>1-21</p> <p>1-31</p> <p>1-46</p>

		its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. <del>Signs incorporated into mansard roofs, marquees, or canopies shall be treated as wall signs.</del>	
ZTA-06-0004	C-1 (Community Commercial), 10-2H-6 (C) - Side Yard Setbacks	<ul style="list-style-type: none"> <li>C. <u>Side Yard Setbacks.</u> The minimum <u>interior</u> side yard setback shall be 5 feet, except that buildings shall be setback from Residential Zones by a minimum of 20 feet (includes accessory structures). <u>The minimum flanking street yard (street corner yards) setback shall be 15 feet.</u> Additionally, buildings shall conform to the vision clearance standards in Section 10-3B-2, subsection N, and the applicable fire and building codes for attached structures, fire walls, and related requirements.</li> </ul>	2-146
	C-2 (Freeway Commercial), 10-2I-6 (C) - Side Yard Setbacks		2-157
	I (Light Industrial), 10-2J-6 (C) - Side Yard Setbacks		2-171
	P (Public / Semi-Public Institutional), 10-2K-6 (C) - Side Yard Setbacks		2-182
	O (Open Space / Recreation), 10-2L-6 (C) - Side Yard Setbacks		2-192
ZTA-06-0005	R-1 (Single Family Residential), 10-2B-6 (D) - Setback Exceptions	<ul style="list-style-type: none"> <li>D. <u>Setback Exceptions.</u> The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. <u>Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</u></li> </ul>	2-16
	R-2 (Mixed Residential), 10-2C-6 (D) - Setback Exceptions		2-35
	R-3 (Multi Family Residential), 10-2D-6 (D) - Setback Exceptions		2-57
ZTA-06-0006	R-1 (Single Family Residential), Lot Area, Dimensions, Coverage, & Residential Density 10-2B-7 Chart	<ul style="list-style-type: none"> <li>Attached Townhome Single Family Housing Lot Area - Minimum Area = <del>3000</del> <u>2000</u> square feet Lot Width / Depth - Minimum Width = <del>25</del> <u>20</u> feet at front property line</li> </ul>	2-17
	R-2 (Mixed Residential), Lot Area, Dimensions, Coverage, & Residential Density 10-2C-7 Chart		2-36

ZTA-06-0007	<p>R-3 (Multi Family Residential), Lot Area, Dimensions, Coverage, &amp; Residential Density 10-2D-7 Chart</p> <p>M-1 (Neighborhood Center Mixed Use), Lot Area, Dimensions, Coverage, &amp; Residential Density 10-2E-7 Chart</p>	<ul style="list-style-type: none"> <li>Attached Townhome Single Family Housing Lot Area - Minimum Area = <del>2500</del> <u>2000</u> square feet</li> </ul>	<p>2-58</p> <p>2-79</p>
ZTA-06-0008	M-2 (Community Center Mixed Use), Lot Area, Dimensions, Coverage, & Residential Density 10-2F-7 Chart	<ul style="list-style-type: none"> <li>Attached Townhome Single Family Housing Lot Area - Minimum Area = <del>2500</del> <u>1500</u> square feet Lot Area - Maximum Area = <del>150% of minimum</del> <u>5000 square feet</u></li> </ul>	2-104
ZTA-06-0011	<p>C-1 (Community Commercial), 10-2H-9 (C)(4) - Building Orientation Standards</p> <p>C-2 (Freeway Commercial), 10-2I-9 (C)(4) - Building Orientation Standards</p> <p>I (Light Industrial), 10-2J-9 (C)(4) - Building Orientation Standards</p> <p>P (Public/ Semi-Public Institutional), 10-2K-9 (C)(4) - Building Orientation Standards</p> <p>O (Open Space/ Recreation), 10-2L-9 (C)(4) - Building Orientation Standards</p>	<ul style="list-style-type: none"> <li>4. On corner lots, buildings and their entrances shall be oriented to the street corner, whenever possible; <del>and</del> <u>and</u> parking, driveways and other vehicle areas <del>shall be prohibited</del> <u>should not be placed</u> between buildings and street corners.</li> </ul>	<p>2-149</p> <p>2-159</p> <p>2-173</p> <p>2-184</p> <p>2-194</p>
ZTA-06-0012	<p>M-1 (Neighborhood Center Mixed Use, 10-2E-10 (D) - Materials</p> <p>M-2 (Community Center Mixed Use, 10-2F-10 (D) - Materials</p>	<ul style="list-style-type: none"> <li>D. <u>Materials &amp; Colors</u>. All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials <u>and colors</u> apply to new construction projects or remodels/ additions</li> </ul>	<p>2-87</p> <p>2-112</p> <p>2-137</p> <p>2-150</p>

	<p>M-3 (CBD Mixed Use), 10-2G-10 (D) - Materials</p> <p>C-1 (Community Commercial), 10-2H-10 (D) - Materials</p> <p>C-2 (Freeway Commercial), 10-2I-10 (D) - Materials</p> <p>I (Light Industrial), 10-2J-10 (D) - Materials</p> <p>P (Public/ Semi-Public Institutional) 10-2K-10 (D) - Materials</p> <p>O (Open Space/ Recreation) 10-2L-10 (D) - Materials</p>	<p>to existing projects in the __ Zone, <u>and the color standards shall also apply to tenant improvements:</u></p> <p><u>6. Colors</u></p> <p><u>a. Building elevation / siding and roof colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited;</u></p> <p><u>b. Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing shall not be an acceptable feature for building trim or accent areas; and</u></p> <p><u>c. Corporate / trademark colors shall not be used on the building elevation / siding, roof, trim, or accent areas unless they comply with these color standards. Corporate / trademark colors can be used on signage.</u></p> <p>Colors section originally included in Interim Supplemental Large-Scale Retail Standards</p>	<p>2-161</p> <p>2-175</p> <p>2-186</p> <p>2-195</p>
ZTA-06-0013	Pedestrian Access and Circulation, 10-3B-3 (B) - Design and Construction	<ul style="list-style-type: none"> <li>4. Sidewalk &amp; Pathway Surface. Sidewalks shall be concrete and at least 6' wide, unless otherwise specified by this Code. Pathway surfaces shall be concrete, asphalt, brick/ masonry pavers, or other durable surface, at least 10 feet wide. (See also the applicable City Transportation Standards related to pathways). Additionally, sidewalk and pathway design shall conform to the requirements of <u>Section 10-3G-2 - Transportation Improvements, the City Street Standards, the Liberty Lake Trail System Plan, and the Parks, Recreation, Open Space, and Trails Plan, as applicable.</u> <del>Separated sidewalks with planters shall be required along both sides of streets in all residential plats and shall be designed in conformance with the City of Liberty Lake Street Standards.</del></li> </ul>	3-11
ZTA-06-0014	Street Trees, 10-3C-4	<ul style="list-style-type: none"> <li>Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. <del>Separated sidewalks with planters shall be required along both sides of streets in all residential plats.</del> Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:</li> </ul>	3-18
ZTA-06-0015	Signage Standards, 10-3E-5 (A)(1) - Signs Permitted in All Zones in Connection	<ul style="list-style-type: none"> <li><u>1. Temporary Banners, Flags, Pennants and Searchlights -</u> <ul style="list-style-type: none"> <li>a. A temporary banner, flag, or pennant may</li> </ul> </li> </ul>	3-35

	with Specific Uses	<p>be permitted for by the Planning and Community Development Director for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions <u>and banners shall not exceed 75 square feet in size. Except for properties within the Interstate 90 Corridor where 150 square feet shall be the maximum size.</u> A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.</p>	
ZTA-06-0016	Signage Standards, 10-3E-7 (A) - Sign Standards for Other Zones	<ul style="list-style-type: none"> <li>A. <u>Wall Signs – Individual and Multiple Businesses.</u> Wall signs for businesses are permitted on each wall of a building and for each business located entirely on the property provided the aggregate area for wall signage on any one (1) property or any one (1) building does not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet. Except for properties <u>within the Interstate 90 Corridor whose principal exposure is from Interstate 90</u> where 300 square feet shall be the maximum aggregate signage area. In the case of properties with Interstate 90 exposure, the maximum size for signage on walls not facing Interstate 90 shall be 150 square feet. Businesses in strip commercial type structures shall be calculated separately based on their individual frontage. <u>The Director may administratively increase the allowed wall signage when no freestanding and/or monument sign is proposed. The sign permit shall be conditioned to prohibit any future freestanding and/or monument signage due to the approved increased wall signage.</u></li> </ul>	3-39
ZTA-06-0017	Signage Standards, 10-3E-7 (C) - Sign Standards for Other Zones	<ul style="list-style-type: none"> <li>C. <u>Freestanding / Monument Signs – Multiple Business.</u> Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 4. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. <u>The minimum separation between signs shall be 200 feet. Sign area shall be calculated at one (1) sq. ft. per lineal foot of street frontage up to the maximum area provided in Table 4. Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards.</u></li> <li>Table 4 - Max # of Signs  M-2 / M-3 = 1 per <u>200'</u> street frontage**  C-1 / C-2 / I / P / O = 1 per <u>200'</u> street frontage** </li> </ul>	3-39 & 3-40



		<p>M-2 / C-2 / P* = 1 per <del>200'</del> I-90 frontage**</p> <p>* Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor.</p> <p><del>** One (1) freestanding sign is permitted on parcels with less than 200' of lineal street frontage.</del></p> <ul style="list-style-type: none"> <li>Figure 1 – Example of maximum allowed signage on a parcel with <del>350 feet of</del> single street frontage.</li> </ul>	
ZTA-06-0018	Public Facilities Standards, 10-3G-2 (A)(5) - Transportation Improvements	<ul style="list-style-type: none"> <li>A. <u>Development Standards</u>. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Article 10-3B - Access and Circulation, and the following standards are met: <ul style="list-style-type: none"> <li>5. Privately owned and maintained streets may be allowed, but are not encouraged. However, private streets must meet all the design and construction standards required for public streets. <u>A homeowner's or property owner's association must be established to provide for street repair and maintenance.</u></li> </ul> </li> </ul>	3-49
ZTA-06-0019	Public Facilities Standards, 10-3G-2 (I) - Transportation Improvements	<ul style="list-style-type: none"> <li>I. <u>Sidewalks, Planter Strips, Bicycle Lanes</u>. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Section 10-3G-2, <u>Section 10-3B-3, Section 10-3C-4</u>, applicable provisions of the Transportation Improvement Plan, the Comprehensive Plan, adopted street plans, and the City of Liberty Lake Street and Stormwater Standards. <u>Separated sidewalks with planters shall be required along both sides of streets in all new developments, unless existing sidewalks prohibit the use of separated sidewalks, as determined by P&amp;CD. The use of urban streetscapes is encouraged in mixed use zones and designs shall be reviewed for compliance with the intent of the street tree and sidewalk standards.</u> Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.</li> </ul>	3-53
ZTA-06-0020	Land Divisions & Lot Line Adjustments, 10-4D-1 (A)(2)	<ul style="list-style-type: none"> <li>2. Binding site plans involve divisions of land for the purpose of sale or lease of commercial, industrial, or mixed use zoned properties as provided in RCW <del>58.17.040</del> <u>58.17.035</u>.</li> </ul>	4-31
ZTA-06-0021	Land Divisions & Lot Line Adjustments, 10-4D-3 (A)	<ul style="list-style-type: none"> <li>A. <u>Review of Preliminary Plat, BSP, or Short Plat</u>. Review of a preliminary plat shall be processed by means of a Type III procedure, as governed by Article 10-4B. Review of a preliminary short plat or BSP shall be processed by means of a Type I procedure, as governed by Article 10-4B. All preliminary plats, BSPs, and short plats shall be reviewed using approval criteria contained in Section 10-4D-5. An application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that</li> </ul>	4-34



		procedural requirements applicable to these actions permit simultaneous processing. <u>Preliminary BSPs should show the overall area with individual lots created through final BSPs over the approval period identified in Section 10-4D-3, subsection C.</u>	
ZTA-06-0022	Land Divisions & Lot Line Adjustments, 10-4D-3 (C)	<ul style="list-style-type: none"> <li>C. <u>Preliminary Plat, BSP, and Short Plat Approval Period.</u> Preliminary plat, BSP, and short plat approval shall be effective for a period of 5 years from the date of approval. The preliminary plat, BSP, or short plat shall lapse if a final plat, BSP, or short plat has not been submitted within the 5-year period. <u>BSPs may have lots (up to the maximum number approved under the preliminary BSP) created through multiple final BSPs and recorded through a record of survey over the 5-year period, however the entire BSP, must be finalized within the 5-year period, unless an extension is granted.</u></li> </ul>	4-35
ZTA-06-0023	Land Divisions & Lot Line Adjustments, 10-4D-4 (A)	<ul style="list-style-type: none"> <li>A. <u>Preliminary Plat.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary plat application shall consist of drawings and supplementary written material on application forms approved and provided by P&amp;CD. Complete applications shall contain <del>at least</del> the following information, <u>as applicable</u>:</li> </ul>	4-36
ZTA-06-0024	Land Divisions & Lot Line Adjustments, 10-4D-4 (B)	<ul style="list-style-type: none"> <li>B. <u>Preliminary BSP.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary BSP application shall consist of drawings and supplementary written material on application forms approved and provided by P&amp;CD. Complete applications shall contain <del>at least</del> the following information, <u>as applicable</u>:</li> </ul>	4-40
ZTA-06-0025	Land Divisions & Lot Line Adjustments, 10-4D-4 (C)	<ul style="list-style-type: none"> <li>C. <u>Preliminary Short Plat.</u> In addition to the general requirements described in Section 10-4D-2 above, the preliminary short plat application shall consist of drawings and supplementary written material on application forms approved and provided by P&amp;CD. Complete applications shall contain <del>at least</del> the following information, <u>as applicable</u>:</li> </ul>	4-43
ZTA-06-0026	Land Divisions & Lot Line Adjustments, 10-4D-7 (A) - Submissions and Approval Criteria: Final Plat, BSP, and SP	<ul style="list-style-type: none"> <li>A. <u>Submission Requirements.</u> Final plats, BSPs, and short plats shall be reviewed and approved by the City prior to recording with Spokane County. The applicant shall submit the final plat, BSP, or short plat within 5 years of the approval of the preliminary plat, BSP, or short plat, as provided by Section 10-4D-3 above. Six (6) copies of the final plat, BSP, or short plat map and one (1) reduced 11x17 copy shall be submitted in a format acceptable to the Spokane County Auditor and shall include the items required under subsection B, Approval Criteria, below. <u>Additionally, four (4) copies of the street, grading, and drainage plans shall be submitted and the sewer and water plan</u></li> </ul>	4-47

		<u>mylar shall be submitted for P&amp;CD review and signature.</u> All final plats, BSPs, and short plats shall comply with RCW 58.17 or other applicable state laws or this Code.	
ZTA-06-0027	Planned Unit Developments, 10-4E-5 (A)(4) - Applicability of Zoning District Standards (Chapter 2)	<ul style="list-style-type: none"> <li>c. Front yard and rear yard setback requirements of the underlying zoning district shall not apply to structures on the interior of the project except that:               <ol style="list-style-type: none"> <li>1. A minimum front yard setback of 20 feet is required for any garage structure which opens facing a public or private street.</li> <li><del>2. A minimum front yard setback of 15 feet is required for any garage opening facing an alley.</del></li> </ol> </li> </ul>	4-55
ZTA-06-0028	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix  M-3 (CBD Mixed Use), 10-2G-3 (C) - Limited Uses	<ul style="list-style-type: none"> <li>In the Zoning Matrix under Automobile, etc. Oriented - Gas station / convenience store, change from <del>N</del> to <u>L</u> in the M-3 (Central Business District Mixed Use) Zone</li> <li>In the M-3 Zone, add Gas station / convenience store to Limited Uses and re-number as needed  <u>#. Gas station / convenience store</u> <ol style="list-style-type: none"> <li>a. A Gas station / convenience store is allowed in the M-3 zone if it is being re-located from another location within the M-3 zone and it meets the following criteria:               <ol style="list-style-type: none"> <li>1. Underground storage tanks and stormwater disposal shall not be located within the 1000 foot radius of a wellhead.</li> <li>2. Pump islands and other fuel dispensing tanks (e.g. propane) shall be located at least 25 feet from the right-of-way line(s).</li> </ol> </li> <li>c. Convenience stores/gas stations shall not exceed 8 pump sites and the building footprint area shall not exceed 5,000 square feet per lot. A pump site is one dispenser which may be double sided.</li> </ol> </li> </ul>	2-5 & Zoning Matrix  2-118
ZTA-06-0029	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix  I (Light Industrial), 10-2J-3 (C) - Limited Uses	<ul style="list-style-type: none"> <li>In the Zoning Matrix under Dining, personal services, ... - Banks / financial institutions (without drive-thru), change from <del>N</del> to <u>P</u> in the I (Light Industrial) Zone</li> <li>In the Zoning Matrix under Dining, personal services, ... - Banks / financial institutions (with drive-thru), change from <del>N</del> to <u>L</u> in the I (Light Industrial) Zone</li> <li>In the I Zone, add Banks / financial institutions (with drive-thru) to Limited Uses and re-number as needed  <u>#. Banks / financial institutions (with drive-thru)</u> <ol style="list-style-type: none"> <li>a. Drive-thru window shall be located on side or rear yard areas of the site and not between the frontage street and the road.</li> <li>b. The use is subject to all other applicable development code standards for uses of</li> </ol> </li> </ul>	2-5 & Zoning Matrix  2-165

		<u>this zone.</u>	
--	--	-------------------	--

Incorporation of Large-Scale Retail Establishment Standards			
ZTA-06-0030	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>• B. Definitions - add the following definitions <ul style="list-style-type: none"> <li>• <u>Breezeway – a structure for the principal purpose of connecting a main building or structure on a property with other buildings.</u></li> <li>• <u>Design Standards – statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development.</u></li> <li>• <u>Facade – the portion of the front exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.</u></li> <li>• <u>Hip Roof – roof without gables.</u></li> <li>• <u>Large-scale retail establishment – a retail establishment (also including grocery stores, auto supply stores, building supply stores, etc.), or any combination of retail establishments in a single building with</u> <ol style="list-style-type: none"> <li><u>1. a building footprint of fifty thousand (50,000) square feet or more (including outdoor display and sales areas),</u></li> <li><u>2. a gross square footage of eighty thousand (80,000) square feet or more (including outdoor display and sales areas), or</u></li> <li><u>3. multiple retail establishments in separate but abutting buildings, reviewed as one site plan, with a combined building footprint of one hundred thousand (100,000) square feet or more (including outdoor display and sales areas) (also known as "Big-Box" Retail or Superstores).</u></li> </ol> </li> <li>• <u>Parapet – the portion of a wall that extends above the roofline.</u></li> <li>• <u>Pedestrian Oriented Development – development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than on auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is oriented to the street sidewalk. There are generally windows or display cases along building facades. Although parking is provided, it is generally limited in size and location.</u></li> <li>• <u>Pedestrian Walkway – a surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot / driving aisle.</u></li> </ul> </li> </ul>	1-5 to 1-48, multiple

		<ul style="list-style-type: none"> <li>• <u>Portico – a porch or walkway with a roof supported by columns, often leading to the entrance to a building.</u></li> <li>• <u>Screen – The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.</u></li> <li>• <u>Streetscape – all elements of a development or area that are in view from other points along a street.</u></li> </ul>	
	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix	<ul style="list-style-type: none"> <li>• Under Facilities and Uses (below Hospital, above Mobile sales / concessions) add <u>Large-scale retail establishments as a Limited Use in the M-2, M-3, &amp; C-2 Zones</u></li> </ul>	2-4 & Zoning Matrix
	<p>M-2 (Community Center Mixed Use), 10-2F-3 (C) - Limited Uses</p> <p>M-3 (CBD Mixed Use), 10-2G-3 (C) - Limited Uses</p> <p>C-2 (Freeway Commercial), 10-2I-3 FAÇADE - Limited Uses</p>	<ul style="list-style-type: none"> <li>• Add Large-scale retail establishments to Limited Uses and re-number as needed <u>#. Large-scale retail establishments</u> <ol style="list-style-type: none"> <li><u>a. The following standards and the standards identified in Section 10-2F-10, subsection C-4 apply to all Large-scale retail establishments, as defined in Article 10-1C that make application for any of the following:</u> <ol style="list-style-type: none"> <li><u>1. New construction;</u></li> <li><u>2. An addition that would increase the building(s) square footage to equal or greater than the square footages above; or</u></li> <li><u>3. A remodel of a building(s) with square footage that is equal or greater than the square footages defined for Large-scale retail establishments within these standards and which the remodel exceeds fifty percent (50%) of the assessed value of the existing structure. The value of the remodel shall be based on the current Building Valuation Data Table adopted by the City of Liberty Lake.</u></li> <li><u>4. Exceptions - Waivers to these standards may be granted through a Class A Variance process under the following circumstances and in accordance with the chart below:</u> <ul style="list-style-type: none"> <li>• <u>Strict application of the standard would result in peculiar or exceptional practical difficulties or exceptional and undue hardship upon the owner of the property; or</u></li> <li>• <u>A proposed alternative building or site design satisfies the intent of the ordinance as well or better than would strict compliance with the standard; or</u></li> <li>• <u>The new siting of parking areas and buildings in relation to the street is not possible with the remodel or</u></li> </ul> </li> </ol> </li> </ol> </li> </ul>	<p>2-91</p> <p>2-117</p> <p>2-153</p>

addition; and

- Granting of the waiver would not impose significantly more negative impacts on nearby properties.

Requirements	New Construction	Addition	Interior Remodel	Exterior Remodel
Compliance with the City Development and Building Codes	Required	Required	Required	Required
Application Requirements	Required	Required	Required	Required
Site Design & Features	Required	x	Exempt	x
Outdoor Display / Sales Area & Accessory Uses	Required	x	N/A	x
Building Design	Required	Required	N/A	x
Materials & Colors	Required	Required	N/A	Required
Adaptability for Reuse / Compartmentalization / Redevelopment	Optional	Optional	N/A	Optional
Signage	Optional	Optional	Optional	Optional

x = Portions of the standards may be waived in accordance with Section 3-d.

b. Development Agreement - Prior to building permit issuance for a large-scale retail establishment or at the time of a property ownership change, the City will require property owners (including assigns, heirs, and successors in interest) to sign an agreement, that the City will record with the Spokane County Auditor, to cover the following:

1. The property owner agrees not to impose any post-closure limits on the type of reuse of previously occupied buildings (e.g. not permitting another large-scale retail establishment from occupying the vacated building);
2. The property owner agrees to provide a notice of closure to the Director of Planning and Community Development as soon as a closure is anticipated or at least three (3) months prior to an anticipated store closure; and
3. The property owner agrees to meet with the Director of Planning & Community Development at least three (3) months prior to an anticipated store closure to discuss their exit strategy and facilitate opportunities for building / property reuse and redevelopment. At this meeting, the property owner will provide a maintenance plan for normal repairs and upkeep of property, in compliance with Article 10-3I (Property Maintenance Standards) of the City Development Code and elimination of legible impressions, images, or remnants of signs remaining on a building or sign surface after the use for which the sign was permitted ceases to operate.

c. Pedestrian & Bicycle Circulation / Facilities

1. Ten (10) foot wide sidewalks will be required across the front of all buildings or

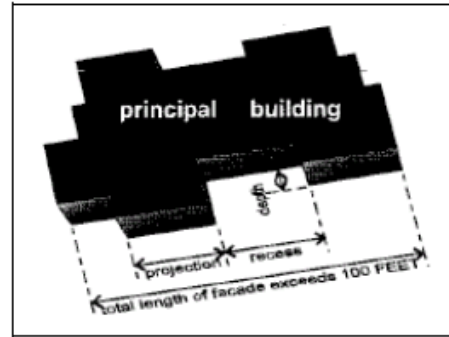
		<p><u>wherever public access areas are located around the building;</u></p> <p><u>2. Distinct pedestrian crossing markers or changes in surfacing must be used; and</u></p> <p><u>3. Publicly accessible focal points with features such as a patio /seating area are required.</u></p> <p><u>d. Shopping Cart Storage &amp; Return Stations -</u>  <u>When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations</u></p> <p><u>1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;</u></p> <p><u>2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas;</u></p> <p><u>3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and</u></p> <p><u>4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.</u></p> <p><u>e. Outdoor Storage Uses &amp; Service / Loading Areas -</u></p> <p><u>1. Outdoor storage of items such as products, racks, and pallets, and the use of cargo containers for storage is prohibited;</u></p> <p><u>2. Areas for truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way, not located within 20 feet of any public or private street, public sidewalk, or internal pedestrian way and location(s) are restricted to the location(s) shown on the site plan approved by the City;</u></p> <p><u>3. Loading docks, truck parking, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other</u></p>	
--	--	---	--

		<p><u>service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape; and</u></p> <p><u>4. When the site is abutting a Residential Zone / Use, deliveries and collections shall not occur between 10:00 p.m. and 6:00 a.m., unless mitigating measures can be proposed to prevent noise or light nuisances.</u></p> <p><u>f. Outdoor Display / Sales Areas &amp; Accessory Uses</u></p> <p><u>1. All outdoor display / sales areas and accessory uses shall be permitted only where clearly depicted on the site plan approved by the City;</u></p> <p><u>2. Outdoor displays of merchandise, equipment, vending machines, etc. located on building aprons or along the storefront are only permitted if shown on the approved site plan and permitted by the Director of Planning &amp; Community Development or permitted through a Temporary Use Permit (see temporary sales / displays below). Display areas on building aprons or along the storefront must maintain a minimum walkway width of ten (10) feet between the display items and any vehicle drives;</u></p> <p><u>3. All outdoor display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten (10) feet;</u></p> <p><u>4. Any permanent display / sales areas not located on building aprons, shall be permanently defined and screened with walls, fences, or evergreen hedges, a minimum of five (5) feet in height;</u></p> <p><u>5. Outdoor display / sales areas and accessory uses such as food vendors shall be incorporated into the overall design of the building and the landscaping; and</u></p> <p><u>6. Temporary sales / displays, such as Christmas trees, landscape materials, etc.</u></p> <ul style="list-style-type: none"> <li><u>• Temporary sales / displays shall be reviewed and approved by the Director of Planning &amp; Community Development through the Temporary Use Permit process in</u></li> </ul>	
--	--	---	--



		<p><u>accordance with Section 10-4I-1.</u></p> <p><u>g. Adaptability for Reuse / Compartmentalization / Redevelopment - It is recommended that the building design include specific elements for adaptation for multi-tenant re-use. The design standards above will aid in adaptive reuse of a building, additionally, the building design should also allow for the following:</u></p> <ol style="list-style-type: none"> <li><u>1 Facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building;</u></li> <li><u>2. Parking lot schemes that are shared by establishments or are linked by safe and functional pedestrian connections; and</u></li> <li><u>3. Landscaping schemes that complement the multiple entrance design.</u></li> </ol>	
	<p>M-2 (Community Center Mixed Use), 10-2F-9 FAÇADE (Add 5 after graphics) - Building Orientation</p> <p>M-3 (CBD Mixed Use), 10-2G-9 FAÇADE (Add 5 after graphics) - Building Orientation</p> <p>C-2 (Freeway Commercial), 10-2I-9 FAÇADE (Add 5) - Building Orientation</p>	<ul style="list-style-type: none"> <li>• <u>5. Large-scale retail establishments</u> <ol style="list-style-type: none"> <li><u>a. Large-scale retail establishments shall not be located on corner lots, unless smaller buildings (less than 50,000 gross square feet) are located between the large-scale retail establishment and the street</u></li> <li><u>b. Outparcels with non large-scale retail establishments must be located between large-scale retail establishments and an arterial or collector street.</u></li> <li><u>c. Access &amp; Traffic</u> <ol style="list-style-type: none"> <li><u>1. Large-scale retail establishments must have at least two approaches with the main approach located on an arterial or collector street;</u></li> <li><u>2. Vehicle access must be designed to accommodate peak traffic volumes;</u></li> <li><u>3. Site layout must provide access connections to adjacent parcels / uses; and</u></li> <li><u>4. Off-street parking, drives, and other vehicular areas cannot be placed between buildings and streets, if prohibited by the Development Code for the zone.</u></li> </ol> </li> </ol> </li> </ul>	<p>2-108</p> <p>2-133</p> <p>2-159</p>
	<p>M-2 (Community Center Mixed Use), 10-2F-10 FAÇADE (Add 4) - Architectural Guidelines &amp; Special Standards</p> <p>M-3 (CBD Mixed Use), 10-2G-10 FAÇADE (Add 4) - Architectural Guidelines &amp; Special Standards</p> <p>C-2 (Freeway Commercial), 10-2I-10</p>	<ul style="list-style-type: none"> <li>• <u>3 / 4. Large-scale retail establishments</u> <ol style="list-style-type: none"> <li><u>a. Building Elevations</u> <ul style="list-style-type: none"> <li>• <u>Uninterrupted lengths of any elevation shall not exceed one hundred (100) horizontal feet.</u></li> </ul> </li> </ol> </li> </ul>	<p>2-112</p> <p>2-137</p> <p>2-161</p>

FAÇADE (Add 3) -  
Architectural  
Guidelines & Special  
Standards

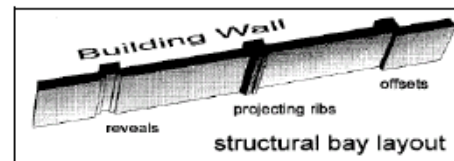


- Ground floor elevations that face a street (public or private) or that face Interstate 90 shall have arcades, display windows, entry ways, awnings, or other such features along no less than 60% of the horizontal length.



b. Building Façade - The front façade of the building must include a repeating pattern with at least three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

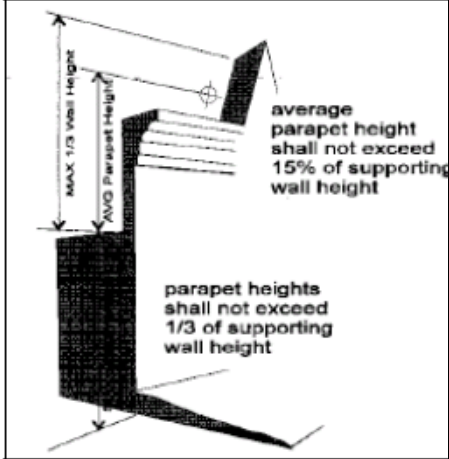
- Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib;
- Color change;
- Texture change; and / or
- Material module change.



c. Entrances - Each building shall have clearly defined; highly visible customer entrances and each additional store located within a principal building shall have at least one separate exterior customer entrance. Entryways shall feature no less than three of the following design features:

- canopies or porticos;
- overhangs;
- recesses/ projections;
- arcades;
- raised corniced parapets over the door;
- peaked roof forms;

		<ul style="list-style-type: none"> <li>• <u>arches;</u></li> <li>• <u>outdoor patios;</u></li> <li>• <u>display windows;</u></li> <li>• <u>architectural details such as tile work and moldings which are integrated into the building structure and design; and / or</u></li> <li>• <u>integral planters or wing walls that incorporate landscaped areas and/or places for sitting.</u></li> </ul> <p><u>d. Smaller Retail Stores - In addition to the entrance requirements above, when additional store(s), with less than fifty thousand (50,000) square feet, are located within a principal building, the façade of each additional store shall contain the following, as applicable:</u></p> <ul style="list-style-type: none"> <li>• <u>Display windows between the height of three (3) feet and eight (8) feet above the walkway / sidewalk grade for no less than sixty percent (60%) of the horizontal length of each additional store façade; and</u></li> <li>• <u>Windows shall contain displays or be recessed and should include visually prominent sills, shutters, or other such forms of framing.</u></li> </ul> <p><u>e. Roofs - Each building shall have at least two (2) of the following roof features:</u></p> <ul style="list-style-type: none"> <li>• <u>Parapets concealing flat roofs and roof top equipment such as HVAC units from public view. The height of such parapets shall not exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments;</u></li> <li>• <u>Overhanging eaves, extending no less than three (3) feet past the supporting walls;</u></li> <li>• <u>Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run; and / or</u></li> <li>• <u>Three (3) or more roof slope planes.</u></li> </ul>	
--	--	--	--

			
	Signage Standards, 10-3E-7 - Sign Standards for Other Zones (Add D)	<ul style="list-style-type: none"> <li> <u>D. Large-scale retail establishments</u>  <u>On properties whose principal exposure is from Interstate 90 and the property does not have frontage along another public right-of-way, the allowed 300 aggregate square feet of signage can be used on any wall of the building if the following conditions are met:</u> <ol style="list-style-type: none"> <li><u>1. A freestanding sign is not provided for the building or development along I-90;</u></li> <li><u>2. Only 1 monument sign is provided along the access street for the building or development; and</u></li> <li><u>3. The building / development signage selection is reviewed and approved by the Director of Planning &amp; Community Development.</u></li> <li><u>4. The provision for additional freestanding or monument signs for multiple businesses based on frontage is not permitted.</u></li> </ol> <p>(Note - Item 4 would be removed if the multiple business signage amendment proposed above is approved)</p> </li> </ul>	3-40

ZTA-07-0001	Article 10-1C, Definitions	<ul style="list-style-type: none"> <li>Add: Forecast <u>Forecast - the future that is considered most likely to occur.</u></li> <li>Add: Projection <u>Projection - a conditional statement about the future based on a set of assumptions.</u></li> </ul>	1-20 & 1-37
ZTA-07-0022	(M-1) - Section 10-2E-6(D), (M-2) - Section 10-2F-6(D), (M-3) - Section 10-2G-6(D), Development Setbacks	<ul style="list-style-type: none"> <li>D. Setback Exceptions Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features may encroach into setbacks by no more than 5 feet, subject to compliance with applicable standards of the Uniform Building Code and Uniform Fire Code. Walls and fences may be placed on property lines, subject to the standards in Section 10- 3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. <u>P&amp;CD has the discretion to allow an increase in the maximum setback for public safety facility access.</u></li> </ul>	2-77 2-104 2-133
ZTA-07-0017	(R-1) - Section 10-2B-7, (R-2) - Section 10-2C-7, (R-3) - Section 10-2D-7, (M-1) - Section 10-2E-7, (M-2) - Section 10-2F-7, (M-3) - Section 10-2G-7, Lot Area, Dimensions, Coverage, & Residential Density	<ul style="list-style-type: none"> <li>Add: Subsection D <u>D. Exception. The minimum net density standards above may not apply when physical constraints (e.g., topography) prevent construction in conformance with the standards, as determined by P&amp;CD.</u></li> </ul>	2-17 2-37 2-58 2-78 2-105 2-134
ZTA-07-0024	Article 10-2M, Specific Area Plan Overlay (SAP)	<p><b>10-2M-1 Purpose</b></p> <p><b>10-2M-2 Specific Area Plan Maps</b></p> <p><b>10-2M-3 Specific Area Plan Text</b></p> <p>Specific Area Plan Overlay District ordinances shall set forth the following provisions and standards:</p> <p>A. <u>Name and Purpose of Overlay District.</u> This section shall describe the overlay district in sufficient detail as to clarify the purpose and intent of the overlay district regulations.</p> <p>B. <u>Implementation.</u> This section shall describe the required land use application process for development within the overlay district, including any modifications to the procedures in Chapter 4 (e.g., Type I or Type II application versus Type III, etc.).</p> <p>This section shall also reference intergovernmental agreements that apply to the plan area (i.e., when part of the plan area lies outside of the City, within an</p>	2-211 to 2-214

		<p>unincorporated area).</p> <p>C. Land Use &amp; Development Standards. This section shall <u>specify the City Development Code requirements that will be applicable or tailored to the SAP (based on Ch.1, Ch.2, Ch.3, and Ch.6).</u> <del>do the following:</del> <u>The existing zones contained within the SAP overlay area shall be identified and an itemized list of proposed modifications to each of the items listed below shall be included at the beginning of this section. Please compare proposed changes to existing zoning standards. The standards proposed to be used for the SAP Overlay shall apply to the entire project duration, unless an amendment is proposed, as described in Section 10-2M-6 below. Subsequent changes to the City Development Code after the SAP Overlay proposal is approved shall not apply to the project.</u></p> <ol style="list-style-type: none"> <li>1. <u>Definitions</u> <u>Specify any definitions not included in the City Development Code or that will differ from the City Development Code for the SAP. <del>Specify any required land use conditions (i.e., land use mix, density, buffering, etc.).</del></u></li> <li>2. <u>Land Uses</u> Identify permitted and prohibited land uses, and uses with special requirements or review procedures (i.e., site design review, conditional use, etc.).</li> <li>3. <u>Accessory Structures</u> <u>Identify whether or not accessory structures will be permitted and if they are permitted, what the height and other standards will be.</u></li> <li>4. <u>Development Setbacks</u> <u>Identify required building setbacks for front, side, rear, and flanking yards, as well as setback exceptions and special yards, as applicable.</u></li> <li>5. <u>Lot Area, Dimensions, Coverage, &amp; Residential Density</u> <u>Identify minimum / maximum lot area, minimum / maximum lot width &amp; depth, minimum lot coverage, and minimum / maximum residential density <del>lot</del> standards, including requirements for new lots, such as lot area, dimensions, and density, as applicable.</u></li> <li>6. <u>Building Height</u> <u>Identify the building height standards and method of measurement.</u></li> <li>7. <u>Building Orientation</u> <u>Identify the building orientation standards for interior and corner lots, as well as specific use, as applicable.</u></li> <li>8. <u>Architectural Guidelines and Special</u></li> </ol>	
--	--	--	--

		<p><u>Standards</u>  <u>Identify the overall detailed design and human scale components as well as components for specific uses, along with permitted / prohibited building materials (roof, siding, and detailing) and permitted / prohibited colors, as applicable.</u></p> <p><u>9. Pedestrian and Transit Amenities</u>  <u>Identify the pedestrian and transit amenities that will be incorporated into the SAP site and/or specific buildings, as applicable.</u></p> <p><u>10. Identify any portion of the SAP that is proposed to be different from the requirements of Chapter 3 (i.e. parking, landscaping, lighting standards, etc.), as applicable.</u></p> <p><u>11. Identify if any portion of the site contains Critical Areas and any SAP standards that are proposed to be different from the requirements of Chapter 6, as applicable.</u></p> <p><del>4. Identify required building setbacks for front, side, rear, and flanking yards, as applicable.</del></p> <p><del>5. The design standards of Chapters 2 and 3 will be used to review Specific Area Plan Overlay proposals.</del></p> <p>The criteria in Section 10-2M-4 shall be used in creating land use and development standards.</p> <p><u>D. Additional Information</u></p> <p><u>1. All SAP applications must include an analysis of the number of dwelling units permitted under the original (pre-SAP) zoning. Although it is not possible to compute a concrete, single figure, this analysis will make estimates, based on reasonable assumptions about open space percentage, street coverage percentage, etc.</u></p> <p><u>2. All SAP applications must include a binding minimum and maximum number of dwelling units that the SAP will include. These numbers may be higher or lower than the number of dwelling units contemplated under the original zoning.</u></p> <p><u>3. All SAP applications must include the proposed amount of open space (i.e. maintained parks, natural areas, etc.)</u></p> <p><b>10-2M-4 Criteria for Establishing Specific Area Plan Overlay Districts</b></p> <ul style="list-style-type: none"> <li>The adoption of the Specific Area Plan Overlay District ordinance shall conform to the following standards and procedures: <ul style="list-style-type: none"> <li>A. <u>Comprehensive Plan Amendment and/or Zoning District Change Required.</u> Specific Area Plan Overlay Districts are adopted by</li> </ul> </li> </ul>	
--	--	--	--



		<p>ordinance as an amendment to both the Comprehensive Plan and Chapter 2 (Zoning Districts) of this code; except that only a zoning district change shall be required when the specific area plan is consistent with the Comprehensive Plan. Specific area plans that cover unincorporated areas within the UGA shall also require amendment to Spokane County's Comprehensive Plan and/or Zoning and shall comply with the Countywide Planning Policies for joint planning.</p> <p><u>B. Specific Area Plan Overlay District Criteria.</u></p> <p>Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10-4F:</p> <ol style="list-style-type: none"> <li>1. Specific Area. The overlay district is necessary to provide land use or development standards tailored to a specific geographic area and development program, that cannot otherwise be provided through conventional zoning.</li> <li>2. Land Use Compatibility. The overlay district provides equal or greater compatibility with surrounding land uses than what would likely occur with conventional zoning.</li> <li>3. Critical Areas. The overlay district provides equal or greater protection to critical areas than what would likely occur with conventional zoning.</li> <li>4. Efficient Land Use. The overlay district promotes efficient land use by allowing housing and commercial development at densities that are equal to or greater than the densities that would be allowed with conventional zoning. The overlay district may provide for density transfers or transferable development rights as a method of providing efficient land use while protecting critical areas.</li> <li>5. Land Use and Transportation Relationship. The overlay district provides equal or greater opportunities for alternative modes of transportation (e.g., walking, bicycling, transit) than what would likely occur with conventional zoning by: <ol style="list-style-type: none"> <li>a. encouraging or requiring mixed use development where applicable;</li> <li>b. providing a master plan with direct and convenient pedestrian and bicycle connections between all land uses; and</li> <li>c. providing for transit service where applicable.</li> </ol> </li> <li>6. Design Standards. The design standards of Chapters 2 and 3 shall apply to all development. <del>In addition, the district shall provide, unless the SAP provides</del></li> </ol>	
--	--	---	--

		<p>development design standards <u>(see 10-2M-3C above)</u> that are equal to or greater than the standards that would be required with conventional zoning (e.g., building orientation, parking, open space, architectural guidelines, etc.). <del>Where SAP and Chapter 2 or Chapter 3 standards conflict, SAP standards prevail.</del> Development standards specified in the SAP ordinance are binding, and take precedence over standards in Chapter 2 or 3.</p> <p><b>10-2M-5 Specific Area Plan Overlay Districts Adopted</b></p> <p><b><u>10-2M-6 Specific Area Plan Overlay District Amendment</u></b></p> <p><u>SAP amendment review shall follow the process for Minor and Major Modifications identified in City Development Code Article 10-4F - Modifications to Approved Plans and Conditions of Approval.</u></p>	
ZTA-07-0002	Section 10-3B-2(G)(1), Vehicular Access and Circulation	<ul style="list-style-type: none"> <li>G. Access Spacing               <ol style="list-style-type: none"> <li>1. Local Access Streets. A minimum of 50 feet separation <u>between driveways and a minimum of 150 feet between intersections (as measured from the edge of the driveway / intersection)</u><del>(as measured from the sides of the driveway/street, minus the width of the driveway)</del> shall be required on local access streets (i.e., streets not designated as collectors or arterials), except as provided in subsection 3, below or unless a shared driveway, as outlined in Section 10-3B-2, subsection "I" below, is utilized. Single family, two-family, and three-family uses may not be required to comply with the 50 foot minimum separation, however compliance with Section 10-3B-2, subsection "K" below shall be required.                   <p><u>a. Exception. If existing parcel configuration prevents required access spacing or shared approaches, the access spacing may be reduced, as determined by the P&amp;CD Director.</u></p> </li> </ol> </li> </ul>	3-4
ZTA-07-0003	Section 10-3B-2(G)(2), Vehicular Access and Circulation	<ul style="list-style-type: none"> <li>G. Access Spacing               <ol style="list-style-type: none"> <li>2. Arterial and Collector Streets. Access spacing on collector and arterial streets, and at controlled intersections (i.e., with four-way stop sign or traffic signal) shall be determined based on the policies and standards contained in the City's Transportation Improvement Plan and applicable transportation standards. <u>A minimum of 300 feet separation between driveways shall be required on arterial streets and a minimum of 150 feet separation between driveways shall be required on collector streets. A minimum of 300 feet separation between intersections on arterial and collector streets shall be</u></li> </ol> </li> </ul>	3-5

		<p><u>required.</u></p> <p><u>a. The City may require additional separation between driveways or intersections on arterials and collectors designated as Aesthetic Corridors / Boulevards on the City Comprehensive Plan Land Use Map to allow for landscaped medians, consistent with street design and traffic safety standards.</u></p> <p><u>b. Exception. If existing parcel configuration prevents required access spacing or shared approaches, the access spacing may be reduced, as determined by the P&amp;CD Director.</u></p>	
ZTA-07-0025	10-3C-2(D & E), Landscape Conservation	<ul style="list-style-type: none"> <li>• D. Protection Standards. All of the following protection standards shall apply to significant vegetation <del>areas within the public right of way and Heritage Trees identified in B above</del>, other <del>significant</del> vegetation should comply whenever practical:               <ol style="list-style-type: none"> <li>1. Protection of Significant <del>Trees-Vegetation</del> - Significant <del>trees-vegetation identified as meeting the criteria in subsection B.1 above</del> shall be retained whenever practical, <u>as determined by P&amp;CD</u>. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zoning district <u>and relocation of the vegetation or replacement with equivalent vegetation with the closest DBH for trees or commercially available nursery size available in the Spokane/ Coeur d'Alene metro region shall be required within the development or if not possible, then relocated or replaced within another area in the City.</u></li> <li>2. Protection of Natural Resource / Critical Areas - Natural Resource / Critical Areas shall be protected in conformance with the provisions of Chapter 6.</li> <li>3. Conservation Easements and Dedications - When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees.</li> </ol> </li> <li>• E. Construction. All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area, and any required mitigation is provided in conformance with Chapter 6 <u>and Subsection D above</u>.</li> </ul>	3-13

ZTA-07-0019	Section 10-3C-3(F)(1, 2, & 3), New Landscaping	<ul style="list-style-type: none"> <li>• F. Perimeter Landscaping. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.               <ol style="list-style-type: none"> <li>1. Perimeters Adjacent to Public Rights-of-way.                   <ol style="list-style-type: none"> <li>a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, drive, or other vehicular area and the right-of-way.</li> <li>b. If the parking area, drive, or other vehicular area does not exceed 30,000 square feet in area, then such landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage <u>or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage</u>.</li> <li>c. If the parking area, drive, or other vehicular area exceeds 30,000 square feet in area, then such landscape screen shall be a minimum of fifteen (15') feet in width and shall contain a berm with a minimum height of two and one half (2.5') feet above the finished elevation of the parking area. Such berm shall have a maximum slope of one foot of rise to two feet of run (1:2) and a minimum crown of three (3) feet. In addition to the required berm, at least one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage <u>or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage</u> shall be required.</li> </ol> </li> <li>2. Perimeters Not Adjacent to Public Rights-of-way.                   <ol style="list-style-type: none"> <li>a. In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per <del>every</del> 25 linear</li> </ol> </li> </ol> </li> </ul>	3-16
-------------	--	--	------

		<p>feet of perimeter <u>or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter.</u></p> <p>b. The border between any structure and parking area, drive, or other vehicular area shall be at least five (5') foot wide and consist of a minimum of ten (10) shrubs distributed per 25 linear feet.</p> <p>3. Perimeters Adjacent to Interstate 90. Any perimeter adjacent to Interstate 90 shall provide at least a fifteen (15') wide landscape border containing at least one (1) tree and ten (10) shrubs which are a <u>50/50</u> mix of evergreen and deciduous plantings distributed per 25 linear feet <del>of Interstate 90 frontage.</del></p>	
ZTA-07-0004	Section 10-3C-3(l)(3)(b&c), New Landscaping	<ul style="list-style-type: none"> <li>b. Minimum Evergreen Tree Size. Evergreen trees shall be at least <del>5-6</del> feet tall at time of planting <u>and have a low-branching habit with dense foliage.</u></li> <li>c. Minimum Shrub Size. Shrubs <u>or perennials</u> shall be planted from 2 gallon containers or larger, <u>and be at least 12" tall at time of planting. Perennials may be planted from 1 gallon containers if 2 gallon are not available.</u></li> </ul>	3-17
ZTA-07-0005	Section 10-3D-3(B) Vehicle Parking Standards	<ul style="list-style-type: none"> <li>B. Maximum Number of Parking Spaces. The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided herein by more than 50% <del>and when the number of parking spaces does exceed the minimum, additional landscaping, beyond the minimum requirements in Section 10-3C-3 above, shall be provided.</del> Unless otherwise specified, all commercial and industrial uses may exceed the maximum number of parking spaces in order to provide .5 spaces per employee during the largest shift.....</li> </ul>	3-25
ZTA-07-0006	Section 10-3D-3(E) Vehicle Parking Standards	<ul style="list-style-type: none"> <li>E. Parking Stall Standard Dimensions and Compact Car Parking. All parking stalls shall be improved to conform to City standards for surfacing, stormwater management, and striping, and provide dimensions in accordance with the following table. <u>Up to 15% of the required parking may be designed and labeled as compact. Compact stalls are 1' narrower and 2' shorter than standard stalls (i.e. a 9' x 18' standard stall would be a 8' x 16' compact stall). Compact stalls shall include landscape islands as required by Article 10-3C of this Code, except they can be 9' x 16'.</u> <del>(Disabled person parking shall be provided in conformance with section "F").</del></li> </ul>	3-25
ZTA-07-0007	Section 10-3E-3(A)(4), Prohibited Signs	<ul style="list-style-type: none"> <li>A. Signs Prohibited in the City <ul style="list-style-type: none"> <li>4. Flashing or neon lighting used as an alternative to signage. <u>Exposed neon on signs.</u></li> </ul> </li> </ul>	3-33

ZTA-07-0020	Section 10-3E-4(A), Sign Permit Requirements	<ul style="list-style-type: none"> <li>A. Exempt Signs. The following shall not require a sign permit provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Building Code.               <ol style="list-style-type: none"> <li>1. Signs that are attached to buildings provided such signs are not more than four (4) sq. ft. in area and project not more than 2 inches from any building surface.</li> <li>2. The changing of the advertising copy or message on a lawfully erected sign, readerboard, or similar sign specifically designed for replaceable copy.</li> <li>3. Painting, repainting, or normal maintenance, unless a structural or electrical change is made.</li> <li>4. Incidental signs.</li> <li>5. Any sign located within a building not visible from the street or sidewalk.</li> <li>6. <u>Temporary pennants or signs for annual City events (e.g. Farmer's Market, Pavillion Park Summer Festival, Pet Day in the Park, Liberty Lake Kite Festival, Clean Green Day).</u></li> </ol> </li> </ul>	3-34
ZTA-07-0008	10-3E-8I(4), Sign Location, Setback, Area Calculations, Maintenance, and Lighting	<ul style="list-style-type: none"> <li>4. <u>The sign area of a monument sign consisting of a sign with a solid base shall be calculated as shown in Figure 6 below. The sign area of a monument sign consisting of signage within the base area shall be calculated as shown in Figure 7 below.</u></li> </ul> <div style="text-align: center;"> <p>Figure 6: A sign on a brick base. The sign is a rectangle with width B and height A. The total height from the ground to the top of the sign is HEIGHT. The area of the sign is A x B.</p> <p>Figure 7: A sign within a base. The sign is a rectangle with width B and height A. The total height from the ground to the top of the sign is HEIGHT. The area of the sign is A x B.</p> </div>	3-42
ZTA-07-0021	10-3F-2I, Lighting	<ul style="list-style-type: none"> <li>C. Lighting Plan Submittal Requirements. The following information must be included for all submissions which include any new exterior lighting <del>and where site plan approval is not required</del>, some or all of the items may be required by the Planning &amp; Community Development Department prior to lighting installation:</li> </ul>	3-43
ZTA-07-0009	Section 10-3F-2(G)(7), Lighting	<ul style="list-style-type: none"> <li>G. Exemptions.               <ol style="list-style-type: none"> <li>7. Street lights <u>shall be designed and installed per Section 10-3G-2, subsection W of this Code.</u></li> </ol> </li> </ul>	3-47
ZTA-07-0018	Section 10-3G-2(I), Transportation Improvements	<ul style="list-style-type: none"> <li>I. Sidewalks, Planter Strips, Bicycle Lanes. Sidewalks, planter strips, and bicycle lanes shall be installed in conformance with the standards in Section 10-3G-2, Section 10-3B-3, Section 10-3C-4, applicable provisions of the Transportation Improvement Plan, the Comprehensive Plan, adopted street plans, and the City of Liberty Lake</li> </ul>	3-53

		<p>Street and Stormwater Standards. Separated sidewalks with planters shall be required along both sides of streets in all new developments, unless existing sidewalks prohibit the use of separated sidewalks <u>or physical constraints (e.g., topography) prevent construction in conformance with the standards</u>, as determined by P&amp;CD <u>and additional sidewalks or pathways will be required within the development or the City</u>. The use of urban streetscapes is encouraged in mixed use zones and designs shall be reviewed for compliance with the intent of the street tree and sidewalk standards. Maintenance of sidewalks, curbs, and planter strips is the continuing obligation of the adjacent property owner.</p>	
ZTA-07-0010	Section 10-3G-2(U), Transportation Improvements	<ul style="list-style-type: none"> <li>U. <u>Street Signs</u>. The city, county, or state with jurisdiction shall install all signs for traffic control and street names, unless it is delegated to the developer. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required. <u>Street sign posts shall be 3# U-Channel, 2 Piece Breakaway. Alternative proposals may be considered by the Director.</u></li> </ul>	3-54
ZTA-07-0011	Section 10-3G-2(W), Transportation Improvements	<ul style="list-style-type: none"> <li>W. <u>Street Light Standards</u>. Street lights shall be installed <del>in accordance with City standards</del> <u>for all new development by the developer / applicant to encourage a pedestrian friendly environment and enhance community safety and business exposure. Final lighting fixture selection and location shall be made by the City based on developer / applicant proposals. The developer / applicant should coordinate with Avista Utilities for style / fixture selection. All street light electrical installations including wiring, conduit, and power connections shall be located underground. A plan shall be provided showing the proposed fixture types and locations along with light fixture specification sheets and each fixture shall be equipped with a photocell. Current AASHTO Roadway Lighting Design Guidelines, or equivalent guidelines shall be utilized.</u></li> </ul>	3-54
ZTA-07-0012	Section 10-4B-5, Type IV Projects	<ul style="list-style-type: none"> <li><b>10-4B-5 Type IV Projects</b> Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan or development regulations. Amendments to the comprehensive plan or development regulations can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen on a yearly basis. Yearly review of proposed amendments shall begin in July and should conclude in December. Applications for amendments shall be submitted by July <del>31st</del> <u>1st</u> of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after July <del>31st</del> <u>1st</u> shall be reviewed the following year. Identified deficiencies shall be</li> </ul>	4-22



		docketed for possible future plan or development regulation amendments during the project review process.	
ZTA-07-0013	Section 10-4C-4(H), Site Design Review Approval Criteria	<ul style="list-style-type: none"> <li>H. The approval shall lapse, and a new application shall be required, if a permit has not been issued within <del>one year</del><u>six (6) months</u> of site design review approval, or if development of the site is in violation of the approved plan or other applicable codes, <u>in accordance with Section 10-4C-6, subsection B of this Code.</u></li> </ul>	4-28
ZTA-07-0014	Section 10-4C-5(A-D), Bonding and Assurances	<ul style="list-style-type: none"> <li>A. Performance Bonds <del>for Site Improvements</del>. On all projects where <del>site-project related</del> improvements are required, the City shall require a bond in an amount not greater than <del>420150% of the private cost (includes 20% administrative cost) or other adequate assurances</del> as a condition of <del>site</del> development approval in order to guarantee the <del>site</del> improvements.</li> <li>B. Warranty Bond. Additional bonding or assurance shall be required <u>for all improvements within the public right-of-way, including landscaping, as well as swales which serve the right-of-way</u> for a period of 2 years after improvements are completed <u>in an amount equal to 20% of the construction cost or \$10,000, whichever is greater. The P&amp;CD Director may reduce the bond amount for projects valued at less than \$20,000. The warranty bond must be posted prior to the release of any performance bonds, in conformance with the City Development Code and City Street Standards.</u></li> <li>C. Release of Performance Bonds. The bond or assurance shall be released when the P&amp;CD Director finds the completed project conforms to the site development approval, including all conditions of approval.</li> <li><u>D. Release of Warranty Bonds. The bond or assurance shall be released after the 2 year period when the P&amp;CD Director finds that any noted deficiencies have been repaired or replaced, in conformance with the City Development Code and City Street Standards.</u></li> <li><del>ED</del>. Completion of Landscape Installation. Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to <del>420150%</del> <u>of the private cost</u> of the cost of the landscaping as determined by the P&amp;CD Director or a licensed landscape architect is filed with the City assuring such installation within six months after occupancy. If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.</li> </ul>	4-29
ZTA-07-0015	Section 10-4D-7(A), Submissions and Approval Criteria: Final Plat, BSP, and	<ul style="list-style-type: none"> <li>A. Submission Requirements. Final plats, BSPs, and short plats shall be reviewed and approved by the City prior to recording with Spokane County. The applicant shall submit</li> </ul>	4-47

	Short Plat	<p>the final plat, BSP, or short plat within 5 years of the approval of the preliminary plat, BSP, or short plat, as provided by Section 10-4D-3 above.</p> <p><u>1. Six (6) copies of the final plat, BSP, or short plat map and one (1) reduced 11x17 copy shall be submitted in a format acceptable to the Spokane County Auditor and shall include the items required under subsection B, Approval Criteria, below.</u></p> <p><u>2. <del>Additionally, f</del>our (4) copies of the street, grading, and drainage plans shall be submitted. <del>and Civil plans shall include City Street Standards submittal requirements, as well as street trees located and selected in accordance with Section 10-3C-4 of this Code, street signs located and selected in accordance with Section 10-3G-2, subsection U of this Code and the City Street Standards, and street lighting located and selected in accordance with Section 10-3G-2, subsection W of this Code.</del></u></p> <p><u>3. If required by the Planning &amp; Community Development Director, a geotechnical letter shall be supplied that lists the soil types within the development site and provides a schematic map identifying soil type areas. The letter must be prepared by a qualified engineer.</u></p> <p><u>4. <del>T</del>he sewer and water plan mylar shall be submitted for P&amp;CD review and signature.</u></p> <p>All final plats, BSPs, and short plats shall comply with RCW 58.17 or other applicable state laws or this Code.</p>	
ZTA-07-0016	Section 10-5C-2 (C)&(D), Nonconforming Development	<ul style="list-style-type: none"> <li><del>Where a structure exists at the effective date of adoption or amendment of this Code that could not be built under the terms of this Code by reason of restrictions on lot area, lot coverage, height, yard, equipment, its location on the lot or other requirements concerning the structure; and the structure was lawful when constructed, the structure may remain on the site so long as it remains otherwise lawful, subject to the following provisions (signage shall be considered structures for the purpose of determining non-conformity) Previously built structures (including signs) that do not conform to the current codes may remain, provided that the structure was originally constructed and remains in conformity with the then existing codes, subject to the following provisions:</del></li> </ul> <p><del>A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be enlarged or altered in a way that satisfies the current requirements of the</del></p>	5-7

		<p><del>Development Code or will decrease its nonconformity, unless compliance with this Development Code is not practical, as determined by the Planning &amp; Community Development Director.</del> <u>Nonconforming structures may not be altered in such a manner that would increase their nonconformity under the current code. Except for freestanding and monument signs, nonconforming structures may be changed in a manner that satisfies the current Development Code requirements or decreases the nonconformity to those requirements. Where it is determined that implementation of the current code is impractical, the applicability of the code requirements shall be determined by the Planning &amp; Community Development Director;</u></p> <p>B. Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent more than 50 percent of its replacement cost, as determined by the building code, it shall be reconstructed only in conformity with the Development Code unless compliance with this Development Code is not practical, as determined by the Planning &amp; Community Development Director; and</p> <p>C. Should such structure be moved <u>or signage removed</u> for any reason and by any distance, it shall thereafter conform to the regulations of the Development Code.</p> <p>D. Conforming uses may continue to operate in a non-conforming structure as long as the provisions above are met.</p> <p><u>E. Nonconforming signs must also comply with the Development Code if one of the following trigger events occurs:</u></p> <ol style="list-style-type: none"> <li><u>1. A change in business use; or</u></li> <li><u>2. Abandonment or neglect for greater than 120 days, as determined by the P&amp;CD Director.</u></li> </ol>	
--	--	--	--

ZTA-08-0001	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>B. Definitions Alley - A public <u>or private</u> right-of-way not designed for general travel and primarily used as a means of vehicular and pedestrian access to the rear of abutting properties. <del>An alley may or may not be named.</del> <u>Alleys are connected to streets at both ends.</u></li> </ul>	1-8
ZTA-08-0002	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>B. Definitions - add the following definition</li> <li><u>Municipal Offices / Facilities - Structures that house public services. Examples include but are not limited to Ambulance / Emergency Services Facilities, City Hall, Fire Stations, Libraries, and Police Stations (definition does not include schools or other government facilities separately identified on the City Zoning Matrix).</u></li> </ul>	1-32
ZTA-08-0003	Zoning District Administration, 10-2A-4 - Zoning Districts Matrix & Official Zoning Matrix	<ul style="list-style-type: none"> <li>In the Zoning Matrix under Government / civic offices and facilities - Remove <del>Ambulance / emergency services facility, Fire Station, Offices / City Hall, &amp; Police Station</del></li> <li>In the Zoning Matrix under Government / civic offices and facilities - Add <u>Municipal Offices / Facilities as a Permitted Use in the R-3, M-1, M-2, M-3, C-1, C-2, I, &amp; P Zones</u></li> </ul>	2-6 & Zoning Matrix
ZTA-08-0004	10-2D-8(A), Building Height (R-3 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the R-3 Zone shall be no more than 35 feet tall. Building height may be restricted to less than this maximum when necessary to comply with the Building Height Transition standard in "C" below. <u>Roof equipment and other similar features visible from a street or I-90 which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-59
ZTA-08-0007	10-2E-8(A), Building Height (M-1 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the M-1 Zone shall be no more than 35 feet tall. The maximum height may be increased by 10 feet when housing is provided above the ground floor ("vertical mixed use"), as shown above. The building height increase for housing shall apply only to that portion of the building that contains housing. <u>Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height. The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-79

ZTA-08-0008	10-2F-3(C)(21) Limited Uses (L) (M-2 Zone)	<ul style="list-style-type: none"> <li>21. Dwelling, multi-family Multi-family dwellings should be part of a mixed use development (residential with commercial or other use). Both “vertical” mixed use (housing above the ground floor), and “horizontal” mixed use (housing on the ground floor) developments are allowed. Individual apartments above or within businesses shall meet the requirements for Attached Accessory Dwelling Units listed above. <u>Projects that propose 50 multi-family dwelling units or more shall provide an equivalent square footage of non-residential uses within the permit application.</u> Stand-alone multi-family dwellings that do not incorporate vertical or horizontal mixed use are subject to the standards in a-g below.</li> </ul>	2-96 / 2-97
ZTA-08-0009	10-2F-3(C)(22) Limited Uses (L) (M-2 Zone)	<ul style="list-style-type: none"> <li>22. Dwelling, multi-family (greater than 30 units per net acre) The following standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; ensure management and maintenance of common areas, and provide for public transportation options. Multi-family dwellings should be part of a mixed use development (residential with commercial or other use). <u>Projects that propose 50 multi-family dwelling units or more shall provide an equivalent square footage of non-residential uses within the permit application.</u> Both “vertical” mixed use (housing above the ground floor), and “horizontal” mixed use (housing on the ground floor) developments are allowed, subject to the standards in a-h.</li> </ul>	2-97
ZTA-08-0012	10-2F-8(A), Building Height (M-2 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the M-2 Zone shall be no more than 50 feet tall. The maximum height may be increased by 10 feet when residential housing is provided above the ground floor (“vertical mixed use”), as shown above. The building height increase for housing shall apply only to that portion of the building that contains housing. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-106
ZTA-08-0016	10-2G-8(A), Building Height (M-3 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the M-3 Zone shall be no more than 50 feet tall. The maximum height may be increased by 10 feet when residential housing is provided above the ground floor (“vertical mixed use”), as shown above. The building height increase for housing shall apply only to that portion of the building that</li> </ul>	2-135

		contains housing. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u>	
ZTA-08-0017	10-2H-8(A), Building Height (C-1 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the C-1 Zone shall be no more than 100 feet tall, except when a lot is adjacent to a R-1 (Single Family Residential) Zone, then the maximum height is 40 feet. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-155
ZTA-08-0018	10-2I-8(A), Building Height (C-2 Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the C-2 Zone shall be no more than 100 feet tall, except when a lot is adjacent to a R-1 (Single Family Residential) Zone, then the maximum height is 40 feet. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-169
ZTA-08-0019	10-2J-8(A), Building Height (I Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the I Zone shall be no more than 100 feet tall, except when a lot is adjacent to a R-1 (Single Family Residential) Zone, then the maximum height is 40 feet. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-185
ZTA-08-0020	10-2K-8(A), Building Height (P Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the P Zone shall be no more than 100 feet tall, except when a lot is adjacent to a R-1 (Single Family</li> </ul>	2-197

		Residential) Zone, then the maximum height is 40 feet. Roof equipment and other similar features which are necessary to the commercial / industrial operation shall be screened, and shall not exceed 6 feet in height, which shall be included within the maximum height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u>	
ZTA-08-0021	10-2L-8(A), Building Height (O Zone)	<ul style="list-style-type: none"> <li>A. Building Height Standard. Buildings within the O Zone shall be no more than 35 feet tall. Roof equipment and other similar features which are necessary to the commercial operation shall be screened, and shall not exceed 6 feet in height. <u>The screen shall consist of a parapet wall or similar aesthetically pleasing architectural feature, as determined by the Director or designee. Equipment not visible from 5' above the centerline of the adjoining street will not have to meet screen requirements.</u></li> </ul>	2-207
ZTA-08-0022	10-3B-2 Vehicular Access and Circulation	<ul style="list-style-type: none"> <li>A. Intent and Purpose. The intent of this article is to manage vehicle access to development through a connected street system, while preserving the flow of traffic in terms of safety, roadway capacity, and efficiency. Access shall be managed to maintain an adequate "level of service" and to maintain the "functional classification" of roadways, as required by the City's Transportation Improvement Program. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods. "Access management" is a primary concern on these roads. Local access streets and <del>alleys</del> <u>driveways</u> provide access to individual properties. <u>Alleys can provide secondary access to properties.</u> If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function. This article attempts to balance the right of reasonable access to private property with the right of all citizens. It also requires all developments to construct planned streets (arterials and collectors) and to extend local access streets. <u>Also see Article 10-3G.</u></li> <li>B. Applicability. This article shall apply to all <del>public streets</del> <u>vehicular access and traffic circulation</u> within the City and to all <u>abutting</u> properties <del>that abut these streets.</del></li> <li>C. Approach Permit Required. Access to a public street requires an Approach Permit in accordance with the following procedures: <ol style="list-style-type: none"> <li>1. Permits for access to City streets shall be subject to review and approval by the <del>Director of Planning &amp; Community Development</del> <u>City Engineer</u> based on the standards contained in this article, the provisions of Article 10-3G,</li> </ol> </li> </ul>	3-3 to 3-4 & 3-7 to 3-8



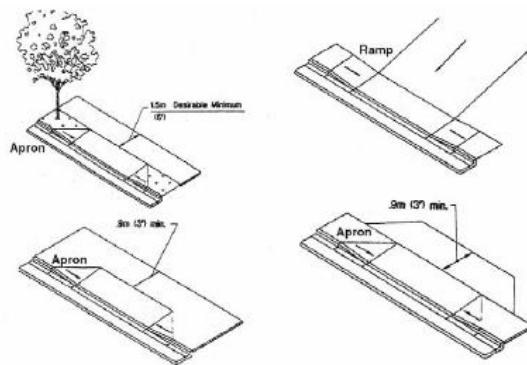
		<p>and other applicable City Transportation Standards. An approach permit may be in the form of a permit issued by <del>P&amp;CD</del><u>the City</u> or it may be attached to a land use decision notice as a condition of approval.</p> <p>2. Permits for access to State highways shall be subject to review and approval by Washington Department of Transportation (WSDOT).</p> <ul style="list-style-type: none"> <li>• D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional <u>engineer licensed in the State of Washington</u> to determine access, circulation and other transportation requirements or participation in an established traffic mitigation plan shall be required. (See also, Article 10-3G)</li> <li>• E. Conditions of Approval. The City <del>or other agency with approach permit jurisdiction</del> may, in the case of new development along arterial or collector streets, require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an approach permit, <del>to ensure the safe and efficient operation of the street and highway system.</del> Access to and from off-street parking areas shall not permit backing onto a public street, except in Residential Zones.</li> <li>• F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are “options” to the developer/subdivider, unless one method is specifically required by Chapter 2 (i.e., under “Limited or Conditional Uses”). <ul style="list-style-type: none"> <li>1. Option 1. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.</li> <li>2. Option 2. Access is from a public street adjacent to the development parcel. If practical, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in Section 10-3B-2, subsection Section G, below.</li> <li>3. Subdivisions Fronting Onto an Arterial Street. New residential land divisions fronting onto an arterial street shall be required to provide alleys or secondary (local or collector)</li> </ul> </li> </ul>	
--	--	---	--

streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways for clusters of two or more lots.

4. Double-Frontage Lots. When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in Residential Zones, unless topographic or physical constraints require the formation of such lots. When double-frontage lots are permitted in Residential Zones, a landscape buffer with trees and/or shrubs and ground cover not less than 20 feet wide shall be provided between the back yard fence/wall and the sidewalk or street; maintenance shall be assured by the owner (i.e., through homeowner's association, etc.).

**Subsections G, H, I, & J**

- **Modify graphic to correct typo (3' - 5' should be 6')**



*Examples of Acceptable Driveway Openings Next to Sidewalks/Pathways*

- K. Driveway Openings. Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes and shall comply with the City of Liberty Lake Street ~~and Stormwater~~ Standards. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize stormwater runoff, and avoid conflicts between vehicles and pedestrians. Approach width may be increased if it is necessary to provide for shared driveways, as determined by the Director or designee:

**Subsections L & M**

- N. Vision Clearance. No signs or structures, or vegetation in excess of three feet in height shall be placed in "vision clearance areas" or "clear view triangle", as described and shown below. The minimum vision clearance area may be

		<p>increased by the Director upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). Vision clearance standards shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards. The following example is based on a typical situation; however project designers shall be responsible for designing the proposed project to AASHTO Standards. If the project designer does not have access to this AASHTO guide, the <del>Planning &amp; Community Development Department, in consultation with the</del> City Engineer, will assist them with determining requirements for the clear view triangle.</p> <ul style="list-style-type: none"> <li>O. Construction. The following development and maintenance standards shall apply to all driveways and private streets: <ul style="list-style-type: none"> <li>1. Surface Options. Driveways, parking areas, aisles, and turn-arounds may be paved with asphalt, concrete or comparable surfacing, or a durable non-paving material may be used to reduce stormwater runoff and protect water quality. Paving surfaces shall be subject to review and approval by the <del>Director</del>City Engineer. In no case shall graveled surfaces be used.</li> </ul> </li> </ul>	
ZTA-08-0023	10-3B-3(A)(4) Pedestrian Access and Circulation	<ul style="list-style-type: none"> <li>4. Street Connectivity. Pathways (for pedestrians and bicycles) shall be provided at or near mid-block where the block length exceeds the length required by Section 10-3B-2, subsection 'J'. Pathways shall also be provided where cul-de-sacs or dead-end streets are planned, to connect the ends of the streets together, to other streets, and/or to other developments, as applicable. Pathways used to comply with these standards shall conform to all of the following criteria: <ul style="list-style-type: none"> <li>a. Multi-use <del>or shared</del> pathways (i.e., for pedestrians and bicyclists) are no less than 10 feet wide and located within a 20-foot-wide right-of-way or easement that allows access for emergency vehicles;</li> <li>b. If the streets within the subdivision or neighborhood are lighted, the pathways shall also be lighted;</li> <li>c. Stairs or switchback paths using a narrower right-of-way/easement may be required in lieu of a multi-use pathway where grades are steep;</li> <li>d. The City may require landscaping within the pathway easement/right-of-way for screening and the privacy of adjoining properties;</li> <li>e. The <del>Director</del>City Engineer may determine that a pathway is impractical due to: physical or topographic conditions (e.g., freeways, railroads, extremely steep slopes, critical areas, and similar physical constraints); buildings or other existing development on</li> </ul> </li> </ul>	3-10

		adjacent properties that physically prevent a connection now or in the future, considering the potential for redevelopment; and sites where the provisions of recorded leases, easements, covenants, restrictions, or other agreements recorded as of the effective date of this Code prohibit the pathway connection.	
ZTA-08-0024	10-3B-3(B)(3) Pedestrian Access and Circulation	<ul style="list-style-type: none"> <li>3. Crosswalks. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermo-plastic striping or similar type of durable application. <u>Crosswalks within parking areas may be removed at the discretion of the City Engineer.</u></li> </ul>	3-11
ZTA-08-0025	10-3C-3(C) New Landscaping	<ul style="list-style-type: none"> <li>C. Bonding and Assurances. Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other <del>assurances</del> <u>assurances</u> as established in Section 10-4C-5, subsection D. <u>In the event a bond or other assurance is needed, a temporary certificate of occupancy may be issued for a six month period to complete the installation of the landscaping. Required planting/irrigation shall be installed within six months of the date of final construction permit approval or the issuance of a certificate of occupancy, whichever is later.</u> If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.</li> </ul>	3-14
ZTA-08-0026	10-3C-3(F) New Landscaping	<ul style="list-style-type: none"> <li>F. Perimeter Landscaping. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways. <ul style="list-style-type: none"> <li>1. Perimeters Adjacent to Public Rights-of-way. <ul style="list-style-type: none"> <li>a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, drive, or other vehicular area and the right-of-way.</li> <li>b. <del>If the parking area, drive, or other vehicular area does not exceed 30,000 square feet in area, then such-</del> <u>The</u> landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear</li> </ul> </li> </ul> </li> </ul>	3-16

		<p>feet of street frontage.</p> <p><del>e. If the parking area, drive, or other vehicular area exceeds 30,000 square feet in area, then such landscape screen shall be a minimum of fifteen (15') feet in width and shall contain a berm with a minimum height of two and one half (2.5') feet above the finished elevation of the parking area. Such berm shall have a maximum slope of one foot of rise to two feet of run (1:2) and a minimum crown of three (3) feet. In addition to the required berm, at least one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage shall be required.</del></p> <p>2. Perimeters Not Adjacent to Public Rights-of-way.</p> <p><del>a.</del> In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. <u>When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable.</u> The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, <u>unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Director or designee. If approved by the City, landscape berms may be utilized in place of the shrub requirements.</u></p> <p><u>3. Perimeters of Structures. <del>b.</del></u></p> <p>The border between any structure and parking area, drive, or other vehicular area shall be at least five (5') foot wide and consist of a minimum of ten (10) shrubs distributed per 25 linear feet, <u>unless a sidewalk / pedestrian path is provided along the building or where vehicle access is provided to the building. The sidewalks / pedestrian paths located at the main building entrance shall be incorporated with plants.</u></p>	
--	--	---	--

ZTA-08-0027	10-3C-3(H) New Landscaping	<ul style="list-style-type: none"> <li>H. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall <u>or solid fence</u> with <u>fully</u> sight obscuring access gates.</li> </ul>	3-17
ZTA-08-0028	10-3C-3(K) New Landscaping	<ul style="list-style-type: none"> <li>K. Maintenance and Irrigation. The use of drought-tolerant plant species is encouraged, and xeriscaping may be required when irrigation is not available. An automatic Irrigation system shall be provided for plants that are not drought-tolerant <u>and the use of drip irrigation and moisture sensing timers is encouraged. Landscaping shall comply with City Water Conservation Ordinances, as adopted or amended.</u> If the plantings fail to survive, the property owner shall replace them with an equivalent specimen of the same size (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.). All other landscape features required by this Code shall be maintained in good condition, or otherwise replaced by the owner.</li> </ul>	3-18
ZTA-08-0029	10-3G-1(C) Purpose and Applicability	<ul style="list-style-type: none"> <li>C. Standard Specifications. The <del>Planning &amp; Community Development Department, in consultation with the</del> City Engineer shall establish standard construction specifications consistent with the concepts of this article and application of engineering principles. These specifications shall be contained in the City of Liberty Lake Street and Stormwater Standards and they are incorporated in this code by reference.</li> </ul>	3-48
ZTA-08-0030	10-3G-2 Transportation Improvements	<ul style="list-style-type: none"> <li>A. Development Standards..... <ul style="list-style-type: none"> <li>5. Privately owned and maintained streets may be allowed, but are not encouraged. However, private streets must meet all the design and construction standards required for public streets. A homeowner's or property owner's association must be established to provide for street repair and maintenance.</li> </ul> </li> </ul> <p><b>Subsections B, C, D, E, F, G, H, &amp; I</b></p> <ul style="list-style-type: none"> <li>J. Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practical, except where topography requires a lesser angle or where a reduced angle is necessary to provide an open space, pocket park, common area, or similar neighborhood amenity. <u>See the City of Liberty Lake Street Standards for details.</u></li> </ul> <p><b>Subsections K, L, M, N, O, &amp; P</b></p> <ul style="list-style-type: none"> <li>Q. Alleys, Public or Private. Alleys shall conform to the standards in this <del>Article Code and</del> the City of Liberty Lake Street <del>and Stormwater</del> Standards. <u>Alleys shall be provided off Local Access or Collector Streets only, not Arterials, and shall connect to a Local Access or Collector street at both ends.</u></li> <li>R. Private Streets. Private streets shall not be used to avoid connections with public streets.</li> </ul>	3-49, & 3-53 to 3-55

		<p>Gated communities (i.e., where a gate limits access to a development from a public street) are prohibited, unless the streets conform to the public street standards in the City of Liberty Lake Street <del>and Stormwater</del> Standards</p> <ul style="list-style-type: none"> <li>S. Street Names <u>&amp; Addresses</u>. No street name shall be used which will duplicate or be confused with the names of existing streets in Spokane County, except extensions of existing streets may be permitted. Street names, signs, and numbers shall conform to the established pattern in the City. <u>Addresses shall be assigned by the City and provided off streets only. If a building does not have street frontage (e.g. common area or pedestrian path frontage), then the address shall be provided based on the street connection point for vehicular access and appropriate signage shall be provided for public safety. Exceptions may be granted by the Director for specific situations, including auto-court lanes.</u></li> </ul> <p><b>Subsections T, U, &amp; V</b></p> <ul style="list-style-type: none"> <li>W. Street Light Standards. Street lights shall be installed for all new development by the developer / applicant to encourage a pedestrian friendly environment and enhance community safety and business exposure. Final lighting fixture selection and location shall be made by the City based on developer / applicant proposals. The developer / applicant should coordinate with Avista Utilities for style / fixture selection. All street light electrical installations including wiring, conduit, and power connections shall be located underground. A plan shall be provided showing the proposed fixture types and locations along with light fixture specification sheets and each fixture shall be equipped with a photocell. Current AASHTO Roadway Lighting Design Guidelines, or equivalent guidelines shall be utilized. <u>The City Engineer shall make the final determination of the lighting category applied to a site.</u></li> </ul>	
ZTA-08-0031	10-3G-9(C) Installation	<ul style="list-style-type: none"> <li>C. Commencement. Work shall not begin until the City has been notified <u>two (2) working days</u> in advance <u>and a pre-construction meeting has been held</u>.</li> </ul>	3-57
ZTA-08-0032	Article 10-3H - Stormwater Management	<ul style="list-style-type: none"> <li><del>10-3H-1 Stormwater Management Manual for Eastern Washington</del> <u>Spokane Regional Stormwater Manual (April 2008)</u></li> <li>All development within the City shall comply with the <del>Stormwater Management Manual for Eastern Washington prepared by the Washington State Department of Ecology Water Quality Program</del> <u>Spokane Regional Stormwater Manual (April 2008), as amended by the City of Liberty Lake</u>. The Manual serves as a single technical stormwater manual for <del>eastern Washington</del> <u>the Spokane region</u>. It provides uniform stormwater management standards and is a central repository for Best Management Practices (BMPs). <del>The</del></li> </ul>	3-58



		<del>Washington State Department of Ecology will maintain the region's technical stormwater manual for new development and redevelopment and will update, revise and republish the Manual as appropriate.</del>	
ZTA-08-0033	10-4B-4(H) Project Permit Review Process & Timeline	<ul style="list-style-type: none"> <li>H. Appeal Procedures. Administrative appeal. Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a decision on a project permit <u>or an administrative decision</u>. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to P&amp;CD by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information required in this section. Any notice of appeal not in full compliance with this section shall not be considered.</li> <li>1. Type I Project Permits / <u>Administrative Decisions</u>: An 'open record' appeal to the Hearing Examiner is available on many Type I project permits / <u>Administrative Decisions</u>. The appeal procedure shall be as outlined in Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the P&amp;CD Director.</li> <li>2. Type II &amp; Type III Project Permits: .....</li> </ul> <p><b>Table 4-A, Review Process Requirements</b> For Type I Projects - add <u>X</u> to City Council Administrative Appeal &amp; Judicial / Growth Management Hearings Board Appeal</p>	4-19 to 4-21
ZTA-08-0034	10-4D-3 (D) & (E) Approvals Process	<ul style="list-style-type: none"> <li>D. Modifications and Extensions. The applicant may request changes to the approved preliminary plat, BSP, or short plat or conditions of approval following the procedures and criteria provided in Article 10-4F - Modifications. The <del>P&amp;CD</del> Director <del>shall</del><u>may</u>, upon written request by the applicant and payment of the required fee, grant one extension of the approval period not to exceed <del>one</del> <u>three (3) year</u><del>years</del>; provided that: <ul style="list-style-type: none"> <li>1. Any changes to the preliminary plat, BSP, or short plat follow the procedures in Article 10-4F;</li> <li>2. The applicant has submitted written intent to file a final plat, BSP, or short plat within the <del>one-year</del> extension period;</li> <li>3. An extension of time will not prevent the lawful development of abutting properties;</li> <li>4. There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary plat, BSP, or short plat application shall be required; <del>and</del></li> </ul> </li> </ul>	4-35 & 4-36

		<p>5. The extension request is made before expiration of the original approved plan; <u>and</u></p> <p>6. The extension request has been routed to agencies with jurisdiction for comment and the opportunity for the City or other reviewing agency to modify the original Conditions of Approval was available</p> <ul style="list-style-type: none"> <li>E. Phased Development. <ul style="list-style-type: none"> <li>1. The City may approve a time schedule for developing a subdivision in phases, but in no case shall the actual construction time period (i.e., for required public improvements, utilities, streets) for any subdivision, binding site plan, or short plat <del>phase</del> be greater than 5 years. <del>without reapplying for a preliminary plat, BSP, or short plat;</del></li> </ul> </li> </ul>	
ZTA-08-0035	10-4D-9 Performance Guarantees	<ul style="list-style-type: none"> <li>10-4D-9 Performance Guarantees <ul style="list-style-type: none"> <li>A. Performance Guarantee Required. When a performance guarantee is required <del>under Section 10-4D-8 above</del>, the subdivider shall file an assurance of performance with the City supported by one of the following: <ul style="list-style-type: none"> <li>1. An irrevocable letter of credit executed by a financial institution authorized to transact business in the state of Washington, or</li> <li>2. A surety bond executed by a surety company authorized to transact business in the state of Washington which remains in force until the surety company is notified by the City in writing that it may be terminated.</li> <li>3. Cash</li> </ul> </li> <li>B. Determination of Sum. The assurance of performance shall be for a sum determined by the City as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses. <u>The sum shall be 150% of the private cost.</u></li> <li>C. Itemized Improvement Estimate. The developer shall furnish to the City an itemized improvement estimate, <del>certified-stamped</del> by a <del>registered</del> civil engineer <u>licensed in the State of Washington</u>, to assist the City in calculating the amount of the performance assurance. <u>Landscaping improvements shall be certified by a Licensed Landscape Architect.</u></li> <li>D. Agreement. An agreement between the City and developer shall be <del>recorded with the final plat, BSP, or short plat attached to the Performance Guarantee that stipulates all of the following:</del> <ul style="list-style-type: none"> <li><del>1. Specifies which specifies</del> the period within which all required improvements and repairs shall be completed; <del>2. A provision that if work is not completed within the period specified, the City may complete the work and recover the full cost and expenses from the applicant's performance guarantee;</del></li> </ul> </li> </ul> </li> </ul>	4-50

		<p><del>3. Stipulates the improvement fees and deposits that are required.</del></p> <p><del>4. Provides for the construction of the improvements in stages and for the extension of time under specific conditions therein stated in the contract, if approved by the City.</del> The agreement may be prepared by the City, or in a letter prepared by the applicant. It shall not be valid until it is signed and dated by both the applicant and the <del>P&amp;CD</del> Director.</p> <p>E. When Subdivider Fails to Perform. In the event the developer fails to <del>carry out complete</del> all <del>provisions of the agreement and the City has un-reimbursed costs or expenses resulting from such failure</del> required improvements, the City shall call on the bond, cash deposit, or letter of credit <del>for reimbursement</del> to construct the required improvements.</p> <p>F. Termination of Performance Guarantee. The developer shall not cause termination of nor allow expiration of the guarantee without having first secured written authorization from the City.</p> <p><u>G. Warranty Bonds. Additional bonding or assurance shall be required for all improvements within the public right-of-way, including landscaping, as well as swales which serve the right-ofway for a period of 2 years after improvements are completed in an amount equal to 20% of the construction cost or \$10,000, whichever is greater. The City Engineer may reduce the bond amount for projects valued at less than \$20,000. The warranty bond must be posted prior to the release of any performance bonds, in conformance with the City Development Code and City Street Standards.</u></p> <ul style="list-style-type: none"> <li><u>H. Release of Warranty Bonds. The bond or assurance shall be released after the 2 year period when the City Engineer finds that any noted deficiencies have been repaired or replaced, in conformance with the City Development Code and City Street Standards.</u></li> </ul>	
ZTA-08-0036	10-4G-2(H) Administrative Interpretation Procedure	<ul style="list-style-type: none"> <li>H. Appeals. When an interpretation is made in response to a written request pursuant to these provisions <u>or when an Administrative Decision is rendered</u>, the person filing the written request <u>or whom the Administrative Decision was addressed</u> may appeal the decision of the P&amp;CD Director to the Hearing Examiner within fourteen (14) calendar days from the date the P&amp;CD Director's decision is rendered.</li> </ul>	4-62
ZTA-08-0037	Article 10-4D Land Divisions and Boundary Line Adjustments - Binding Site Plans (BSPs)	<p><b>Article 10-4D — Land Divisions and Lot Line Adjustments</b></p> <p><b><u>Sections:</u></b></p> <p><b>10-4D-1                      Purpose</b></p> <p><b>10-4D-2                      General Requirements</b></p> <p><b>10-4D-3                      Approvals Process</b></p> <p><b>10-4D-4                      Submission Requirements:</b></p>	4-31 +

		<p><b>Preliminary Plat, <del>BSP</del>, and Short Plat</b></p> <p><b>10-4D-5 Approval Criteria: Preliminary Plat, <del>BSP</del>, and Short Plat</b></p> <p><b>10-4D-6 Variances Authorized</b></p> <p><b>10-4D-7 Submissions and Approval Criteria: Final Plat, <del>BSP</del>, and Short Plat</b></p> <p><b>10-4D-8 Public Improvements</b></p> <p><b>10-4D-9 Performance Guarantees</b></p> <p><b>10-4D-10 Filing and Recording</b></p> <p><b>10-4D-11 Replatting and Vacation of Plats</b></p> <p><b>10-4D-12 Boundary Line Adjustments</b></p> <p><b><u>10-4D-13 Binding Site Plans</u></b></p> <p><b>10-4D-1 Purpose</b></p> <p><b>10-4D-2 General Requirements</b></p> <p>A. <u>Compliance With Article 10-4B.</u> Projects shall comply with Article 10-4B, Types of Applications and Review Procedures on page 4-6 of this Code.</p> <p>B. <u>Compliance With RCW 58.17.</u> All subdivision, binding site plan, and short subdivision proposals shall be in conformance to state regulations set forth in the Revised Code of Washington (RCW), 58.17, Plats - Subdivisions - Dedications.</p> <p>C. <u>Subdivision, <del>Binding Site Plan (BSP)</del>, &amp; Short Plat Approval Through Two-step Process.</u> Applications for subdivision, <del>binding site plan</del>, or short plat approval shall be processed through a two-step process: the preliminary plat, BSP, or short plat and the final plat, <del>BSP</del>, or short plat.</p> <ol style="list-style-type: none"> <li>1. The preliminary plat, <del>BSP</del>, or short plat is a clear and approximate drawing of a proposed subdivision, binding site plan, or short subdivision showing the general layout of streets and alleys, lots, blocks, and other elements consistent with the requirements of this article. The preliminary plat, <del>BSP</del>, or short plat shall be the basis for the approval or disapproval of the general layout of a subdivision, binding site plan, or short subdivision. The preliminary plat, <del>BSP</del>, or short plat shall be approved before the final plat, <del>BSP</del>, or short plat can be submitted for approval consideration; and</li> <li>2. The final plat, <del>BSP</del>, or short plat is the final drawing of the subdivision, <del>binding site plan</del>, or short subdivision and contains a dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in this article. The final plat, <del>BSP</del>, or short plat shall include all conditions of approval of the preliminary plat, <del>BSP</del>, or short plat.</li> </ol> <p><b><i>Subsections D, E, F, G, H, I, J, &amp; K</i></b></p> <p><b>10-4D-3 Approvals Process</b></p> <p>A. <u>Review of Preliminary Plat, <del>BSP</del>, or Short Plat.</u> Review of a preliminary plat shall be processed by means of a Type III procedure, as governed by</p>	
--	--	---	--

		<p>Article 10-4B. Review of a preliminary short plat <del>or BSP</del> shall be processed by means of a Type I procedure, as governed by Article 10-4B. All preliminary plats, <del>BSPs</del>, and short plats shall be reviewed using approval criteria contained in Section 10-4D-5. An application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing.</p> <p><del>Preliminary BSPs should show the overall area with individual lots created through final BSPs over the approval period identified in Section 10-4D-3, subsection C.</del></p> <p>B. <u>Review of Final Plat, <del>BSP</del>, or Short Plat.</u> Review of a final plat for a subdivision, <del>BSP</del>, or short plat shall be processed administratively using the approval criteria in Section 10-4D-5.</p> <ol style="list-style-type: none"> <li>1. For plats <del>and BSP's</del>, the following signatures, as applicable, shall be on the face of the plat.....</li> </ol> <p>C. <u>Preliminary Plat, <del>BSP</del>, and Short Plat Approval Period.</u> Preliminary plat, <del>BSP</del>, and short plat approval shall be effective for a period of 5 years from the date of approval. The preliminary plat, <del>BSP</del>, or short plat shall lapse if a final plat, <del>BSP</del>, or short plat has not been submitted within the 5-year period.</p> <p><del>BSPs may have lots (up to the maximum number approved under the preliminary BSP) created through multiple final BSPs and recorded through a record of survey over the 5-year period, however the entire BSP, must be finalized within the 5-year period, unless an extension is granted.</del></p> <p>D. <u>Modifications and Extensions.</u> The applicant may request changes to the approved preliminary plat, <del>BSP</del>, or short plat or conditions of approval following the procedures and criteria provided in Article 10-4F - Modifications. The P&amp;CD Director shall, upon written request by the applicant and payment of the required fee, grant one extension of the approval period not to exceed one year; provided that:</p> <ol style="list-style-type: none"> <li>1. Any changes to the preliminary plat, <del>BSP</del>, or short plat follow the procedures in Article 10-4F;</li> <li>2. The applicant has submitted written intent to file a final plat, <del>BSP</del>, or short plat within the one-year extension period;</li> <li>3. An extension of time will not prevent the lawful development of abutting properties;</li> <li>4. There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary plat, <del>BSP</del>, or short plat application shall be required; and</li> <li>5. The extension request is made before expiration of the original approved plan.</li> </ol> <p>E. <u>Phased Development.</u></p>	
--	--	--	--

		<p>1. The City may approve a time schedule for developing a subdivision in phases, but in no case shall the actual construction time period (i.e., for required public improvements, utilities, streets) for any subdivision, binding site plan, or short plat phase be greater than 5 years without reapplying for a preliminary plat, <del>BSP</del>, or short plat;</p> <p>2. The criteria for approving a phased land division proposal are:</p> <ul style="list-style-type: none"> <li>a. Public facilities shall be constructed in conjunction with or prior to each phase;</li> <li>b. The development and occupancy of any phase dependent on the use of temporary public facilities shall require City Council approval. Temporary facilities shall be approved only upon City receipt of bonding or other assurances to cover the cost of required permanent public improvements, in accordance with Section 10-4D-9. A temporary public facility is any facility not constructed to the applicable City or district standard;</li> <li>c. The phased development shall not result in requiring the City or a third party (e.g., owners of lots) to construct public facilities that were required as part of the approved development proposal; and</li> <li>d. The application for phased development approval shall be reviewed concurrently with the preliminary plat, <del>BSP</del>, or short plat application and the decision may be appealed in the same manner as the preliminary plat, <del>BSP</del>, or short plat.</li> </ul> <p><b>10-4D-4 Submission Requirements: Preliminary Plat, <del>BSP</del>, and Short Plat</b></p> <p>All land divisions shall follow the application review procedures established in Article 10-4B and Section 10-4D-3, subsection A.</p> <p><b>Subsection A</b></p> <p>B. <del>Preliminary BSP.</del></p> <p><del>In addition to the general requirements described in Section 10-4D-2 above, the preliminary BSP application shall consist of drawings and supplementary written material on application forms approved and provided by P&amp;CD. Complete applications shall contain the following information, as applicable:</del></p> <ul style="list-style-type: none"> <li><del>1. Site analysis map (6 copies 24" x 36" min., 1 copy 11" x 17", 1 electronic version in a format requested by P&amp;CD);</del> <ul style="list-style-type: none"> <li><del>a. Streets: Location, name, present width of all streets, alleys, and rights-</del></li> </ul> </li> </ul>	
--	--	---	--

		<p><del>of way on and adjacent to the site;</del></p> <p><del>b. Easements: Width, location and purpose of all existing easements of record on and adjacent to the site;</del></p> <p><del>c. Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest ones;</del></p> <p><del>d. Ground elevations shown by contour lines at 5-foot vertical intervals for ground slopes exceeding 10 percent and at 2-foot intervals for ground slopes of less than 10 percent. Such ground elevations shall be related to some established bench mark or other datum approved by the City Engineer.</del></p> <p><del>e. The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);</del></p> <p><del>f. Potential natural hazard areas, including any flood plains, areas subject to high water table, landslide areas, and areas having a high erosion potential;</del></p> <p><del>g. Critical areas, including wetland areas, streams, wildlife habitat, and other areas identified by the City or natural resource regulatory agencies as requiring protection. (See also, Chapter 6 Environment, and relevant portions of the Comprehensive Plan.);</del></p> <p><del>h. Site features, including existing structures, pavement, wells, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches, and other improvements;</del></p> <p><del>i. Designated historic and cultural resources on the site and adjacent parcels or lots;</del></p> <p><del>j. The location, size and species of existing trees having a caliper (diameter) of 12 inches or greater at four feet above grade in conformance with Article 10-3C;</del></p> <p><del>k. North arrow, scale, name and address of owner and project designer; and</del></p> <p><del>l. Other information, as deemed appropriate by the P&amp;CD Director. The City may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.</del></p> <p><del>2. Proposed preliminary BSP map (6 copies</del></p>	
--	--	--	--



		<p><del>24" x 36" min., 1 copy 11" x 17", 1 electronic version in a format requested by P&amp;CD);</del></p> <p><del>a. Date, north arrow, and scale of drawing;</del></p> <p><del>b. Vicinity map with the location of the proposed development sufficient to define its location in the City;</del></p> <p><del>d. Proposed development boundaries shown on map, a legal description of the site, and location by section, township, and range;</del></p> <p><del>e. Names, addresses, and telephone numbers of the owners, contact person, designer, and engineer or surveyor, and the date of the survey with surveyor's certificate;</del></p> <p><del>f. Public and private streets, tracts, parcels, driveways, open space, parks, trails, etc. with location, names, right-of-way dimensions, and approximate radius of street curves. Tracts shall also have approximate dimensions, area calculation in square feet or acres, and identification numbers or letters;</del></p> <p><del>g. Easements: location, width, and purpose of all easements;</del></p> <p><del>h. Proposed uses of the property, including all areas proposed to be dedicated to the public or reserved as open space for the purpose of surface water management, recreation, or other use;</del></p> <p><del>i. Ground elevations shown by contour lines at 5-foot vertical intervals for ground slopes exceeding 10 percent and at 2-foot intervals for ground slopes of less than 10 percent. Such ground elevations shall be related to some established bench mark or other datum approved by the City Engineer.</del></p> <p><del>j. Existing structures that will remain on-site;</del></p> <p><del>k. Conditions of adjacent property, platted or unplatted, and if platted, giving the subdivision or BSP name and showing the streets. If the proposed BSP is the subdivision of a portion of an existing BSP, the approximate lines of the existing BSP are to be shown and a copy of the existing BSP, along with any and all recorded covenants and easements;</del></p> <p><del>l. Subject site survey data;</del></p> <p><del>m. Data table, as applicable;</del></p> <p><del>1. Existing and proposed zoning;</del></p>	
--	--	---	--

		<p><del>2. Comprehensive plan category;</del></p> <p><del>3. Existing and proposed uses;</del></p> <p><del>4. Number of parcels, smallest parcel size, and minimum parcel frontage, and</del></p> <p><del>5. Gross site area;</del></p> <p><del>n. Identification of the drawing as a "preliminary binding site plan (BSP)" and the drawing shall contain a border size as required by the Spokane County Auditor's office; and</del></p> <p><del>o. Other information, as deemed appropriate by the P&amp;CD Director.</del></p> <p><del>3. Proposed landscape plan (6 copies 24" x 36" min., 1 copy 11" x 17", 1 electronic version in a format requested by P&amp;CD):</del></p> <p><del>a. Proposed preliminary BSP base map</del></p> <p><del>b. The location and height of existing and proposed fences and other buffering or screening materials;</del></p> <p><del>c. The location of proposed open space, parks, trails, etc.</del></p> <p><del>d. The location, size, and species of the existing and proposed plant materials (at time of planting) that will remain on the site;</del></p> <p><del>e. Existing and proposed building outlines, location of street fixtures, lighting, and any signage; and</del></p> <p><del>f. Other information as deemed appropriate by P&amp;CD. An arborist's report may be required for sites with mature trees that are protected under Article 10-3C of this Code.</del></p> <p><del>4. Lighting plan in conformance with Section 10-3F-2.</del></p> <p><del>5. Application form:</del></p> <p><del>a. Names, addresses, and telephone numbers of the owners, contact person, designer, and engineer or surveyor.</del></p> <p><del>b. Location of the proposed development sufficient to define its location in the city, and a legal description of the site;</del></p> <p><del>c. Location by section, township, and range;</del></p> <p><del>d. Adjacent area owned or controlled by owner or applicant (acres or sq. ft.)</del></p> <p><del>e. Assessor parcel number(s) of project site;</del></p> <p><del>f. Assessor parcel number(s) of adjacent area owned or controlled by owner or applicant;</del></p>	
--	--	--	--

		<p><del>g. Street address of proposal;</del></p> <p><del>h. Identification of all utilities proposed for the site with source and company or district including domestic water and sewage;</del></p> <p><del>i. Fire district</del></p> <p><del>j. Name of public road(s) providing access to the subject site;</del></p> <p><del>k. Width of property fronting on public road;</del></p> <p><del>l. Proposed improvements, as required by Chapter 3 (Design and Maintenance Standards), and timing of improvements (e.g., in the case of streets, sidewalks, street trees, utilities, etc.);</del></p> <p><del>m. Data table, as applicable:</del></p> <p><del>1. Existing and proposed zoning;</del></p> <p><del>2. Comprehensive plan category;</del></p> <p><del>3. Existing and proposed uses;</del></p> <p><del>4. Number of parcels, smallest parcel size, and minimum parcel frontage, and</del></p> <p><del>5. Gross site area;</del></p> <p><del>n. List of previous planning actions involving the subject property and any plans for future additions, expansions, or activity related to proposal;</del></p> <p><del>o. Changed conditions of the area that warrants the proposal or factors that support the proposal;</del></p> <p><del>p. Potential impacts on adjacent properties and proposed mitigation;</del></p> <p><del>q. Estimated time period expected for complete development of proposal; and</del></p> <p><del>r. Surveyor verification, owner signature, and signature and seal of a notary public.</del></p> <p><del>6. Additional requirements:</del></p> <p><del>a. Detail with approximate finished street center line grades and typical street cross sections for public local access, collectors, etc. and private streets;</del></p> <p><del>b. Draft proposed Covenants, Conditions, and Restrictions (CC&amp;R's) for the development, if applicable;</del></p> <p><del>c. Phasing plan, if applicable;</del></p> <p><del>d. Payment of fees as set in the adopted P&amp;CD fee schedule and signing of an agreement to pay fees; and</del></p> <p><del>e. In addition to the project permit and</del></p>	
--	--	--	--

		<p><del>SEPA notice provisions, outlined in Article 10-4B, notices shall also be provided to appropriate officials of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. Other cities or towns within 1 mile of a subdivision,</del></li> <li><del>2. Any city or town that is proposed to supply utilities to the subdivision,</del></li> <li><del>3. The County, when the proposed subdivision adjoins the municipal boundaries of the City, and</del></li> <li><del>4. The Secretary of Transportation, when the proposed subdivision is located adjacent to the right of way of a state highway.</del></li> </ol> <p><del>C. Preliminary Short Plat.....</del></p> <p><b>10-4D-5 Approval Criteria: Preliminary Plat, <del>BSP</del>, and Short Plat</b></p> <p>A. <u>General Approval Criteria.</u> The City may approve, approve with conditions, or deny a preliminary plat based on the following approval criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed preliminary plat, <del>BSP</del>, or short plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Article, and the applicable sections of Chapter 2 (Zoning Districts) and Chapter 3 (Design and Maintenance Standards) shall apply. Where a variance is necessary to receive preliminary plat, <del>BSP</del>, or short plat approval, the application shall also comply with the relevant sections of Chapter 5 (Exceptions to Code Standards);</li> <li>2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of RCW 58.17;</li> <li>3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions, <del>BSPs</del>, and short plats and maps of land divisions already approved for adjoining property as to width, general direction, and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat, <del>BSP</del>, or short plat; and</li> <li>4. All proposed private common areas and improvements (e.g., home owner or property owner association property) are identified on the preliminary plat, <del>BSP</del>, or short plat, if applicable.</li> </ol> <p>B. <u>Housing Density (Preliminary Plats and Short Plats).</u> The subdivision or short subdivision meets the City's housing standards of Chapter 2.</p>	
--	--	--	--

		<p>C. <u>Block and Lot Standards.</u> All proposed blocks (i.e., one or more lots bound by public streets), lots, and parcels conform to the specific requirements below:</p> <ol style="list-style-type: none"> <li>1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zoning district (Chapter 2), and the standards of Article 10-3G.</li> <li>2. Setbacks shall be as required by the applicable zoning district (Chapter 2).</li> <li>3. Each lot shall conform to the standards of Article 10-3B - Access and Circulation.</li> <li>4. Landscape or other screening may be required to maintain privacy for adjacent uses. See also, Chapter 2 - Zoning Districts, and Article 10-3C - Landscaping.</li> <li>5. In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Article 10-3B - Access and Circulation.</li> <li>6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision, <del>binding site plan,</del> or short subdivision.</li> </ol> <p>D. <u>Conditions of Approval.</u> The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also, Article 10-3G - Public Facilities.</p> <p><b>10-4D-6 Variances Authorized</b></p> <p><b>10-4D-7 Submissions and Approval</b></p> <p><b>Criteria: Final Plat, <del>BSP,</del> and Short Plat</b></p> <p>A. <u>Submission Requirements.</u> Final plats, <del>BSPs,</del> and short plats shall be reviewed and approved by the City prior to recording with Spokane County. The applicant shall submit the final plat, <del>BSP,</del> or short plat within 5 years of the approval of the preliminary plat, <del>BSP,</del> or short plat, as provided by Section 10-4D-3 above.</p> <ol style="list-style-type: none"> <li>1. Six (6) copies of the final plat, <del>BSP,</del> or short plat map and one (1) reduced 11x17 copy shall be submitted in a format acceptable to the Spokane County Auditor and shall include the items required under subsection B, Approval Criteria, below.</li> <li>2. Four (4) copies of the street, grading, and drainage plans shall be submitted. Civil plans shall include City Street Standards submittal requirements, as well as street trees located and selected in accordance with Section 10-3C-4 of this Code, street signs located and</li> </ol>	
--	--	---	--

		<p>selected in accordance with Section 10-3G-2, subsection U of this Code and the City Street Standards, and street lighting located and selected in accordance with Section 10-3G-2, subsection W of this Code.</p> <p>3. If required by the Planning &amp; Community Development Director, a geotechnical letter shall be supplied that lists the soil types within the development site and provides a schematic map identifying soil type areas. The letter must be prepared by a qualified engineer.</p> <p>4. The sewer and water plan mylar shall be submitted for P&amp;CD review and signature.</p> <p>All final plats, <del>BSPs</del>, and short plats shall comply with RCW 58.17 or other applicable state laws or this Code.</p> <p>B. <u>Approval Criteria.</u> The P&amp;CD Director or his or her designee shall review the final plat, <del>BSP</del>, or short plat and shall approve or deny the final plat, <del>BSP</del>, or short plat based on findings regarding compliance with the following criteria:</p> <ol style="list-style-type: none"> <li>1. The final plat, <del>BSP</del>, or short plat complies with the approved preliminary plat, <del>BSP</del>, or short plat, and all conditions of approval and submission requirements noted above have been satisfied;</li> <li>2. The final plat, <del>BSP</del>, or short plat map contains: <ol style="list-style-type: none"> <li>a. Name of subdivision, date, north arrow, and scale of drawing,</li> <li>b. Development boundary shown on map, a legal description of the site, and location by section, township, and range,</li> <li>c. Information on designer, and engineer or surveyor, and the date of the survey. The final plat, <del>BSP</del>, or short plat shall contain an affidavit by the surveyor who surveyed the land, represented on the plat, <del>BSP</del>, or short plat in the form of a surveyor's certificate acknowledging that the land was correctly surveyed and marked with proper monuments as provided by RCW 58.17, and indicating the initial point of the survey, and giving the dimensions and kind of such monument, and its reference to some corner established by the U.S. Geological Survey or giving two or more permanent objects for identifying its location,</li> <li>d. The location and widths of streets, alleys, rights-of-way, easements, parks, trails, tracts, and other open spaces within the development and those existing immediately adjacent to</li> </ol> </li> </ol>	
--	--	--	--

		<p>the development shall be shown and labeled. Areas dedicated to the public shall be labeled as such,</p> <p>e. Lot, block, dimensions, area calculation in square feet, and building setbacks for all lots with addresses obtained from P&amp;CD and drafted on map,</p> <p>f. Appropriate utility easements and existing structures that will remain on site shall be shown,</p> <p>g. Layout and names of adjoining subdivisions, replats, <del>BSPs</del>, etc. shall be shown with a dashed line within and adjacent to the development boundary,</p> <p>h. Plat restrictions required as conditions of preliminary plat, <del>BSP</del>, or short plat approval shall be shown,</p> <p>i. All special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas, and connections to adjacent state highways shall be shown,</p> <p>j. A notarized certification by the owner(s) as shown on a current plat certificate shall be provided dedicating streets, areas intended for other public use, and granting of easements indicated on final plat, <del>BSP</del>, or short plat,</p> <p>k. Signature blocks for the agencies and parties listed in Section 10-4D-3, subsection B above, shall be included on the first page,</p> <p>l. A Spokane County Auditors Certificate shall be drafted on each page of the final plat, <del>BSP</del>, or short plat;</p> <p>m. A dedication with content supplied by P&amp;CD shall be drafted on the first page of the final plat and a lot or parcel, block, and address chart shall also be included on the final plat;</p> <p>n. Identification of the drawing as a "final plat, <del>final binding site plan</del>, or final short plat", as applicable and the drawing shall contain a border size as required by the Spokane County Auditors office, and</p> <p>o. Other information, as deemed appropriate by the P&amp;CD Director;</p> <p>3. Public improvements required by the preliminary plat, <del>BSP</del>, or short plat have been installed and approved by the P&amp;CD Director. Alternatively, the developer has provided a performance guarantee in accordance with</p>	
--	--	---	--



		<p>Section 10-4D-9.</p> <p>4. The streets and roads for public use are dedicated without reservation or restriction other than revisionary rights upon vacation of any such street or road and easements for public utilities;</p> <p>5. The streets and roads held for private use have been approved by the City as conforming to the preliminary plat, <del>BSP</del>, or short plat;</p> <p>6. The plat, <del>BSP</del>, or short plat contains a dedication to the public of all public improvements, including but not limited to streets, public pathways and trails, access reserve strips, parks, sewage disposal, storm drainage, and water supply systems;</p> <p>7. The plat complies with the applicable Articles of this code (i.e., there have been no changes in land use or development resulting in a code violation since preliminary plat, <del>BSP</del>, or short plat approval);</p> <p>8. Certification by the City or service district, as applicable, that water and sanitary sewer service is available to each and every lot or parcel depicted on the plat, <del>BSP</del>, or short plat; or bond, contract or other assurance has been provided by the subdivider to the City that such services will be installed in accordance with Article 10-3G - Public Facilities, and the bond requirements of Section 10-4D-9. The amount of the bond, contract, or other assurance by the subdivider shall be determined by a registered professional engineer, subject to review and approval by the City;</p> <p>9. The applicant has supplied letters of easement acceptance from the public utility companies and other documents required by affected agencies or service providers (i.e. water plans, utility plans, etc.), or approval letters;</p> <p>10. The applicant has provided copies of all recorded homeowners association or property owners association Covenants, Conditions, and Restrictions (CC&amp;R's); deed restrictions; private easements and agreements (e.g., for access, common areas, parking, etc.); and other recorded documents pertaining to common improvements recorded and referenced on the plat;</p> <p>11. The applicant has furnished a current title certificate (less than 30 days old) from a recognized title company, showing interest of the person(s) signing the plat and showing all restrictions encumbering the land;</p> <p>12. The agencies and parties listed in Section 10-4D-3, subsection B above, have approved and signed the final plat;</p>	
--	--	--	--

		<p>13. All taxes, auditor recording fees, assessments, etc., and City required fees established in the P&amp;CD fee schedule have been paid; and</p> <p>14. The applicant has furnished electronic copies of the final plat, <del>BSP</del>, or short plat if requested by the City, in a format approved by the City, and other documents or information requested by the City.</p> <p><b>10-4D-8 Public Improvements</b></p> <p><u>Public Improvements Required.</u> Before City approval is certified on the final plat, <del>binding site plan</del>, or short plat, all required public improvements shall be installed, inspected, and approved. Alternatively, the subdivider shall provide a performance guarantee, in accordance with Section 10-4D-9 below.</p> <p><b>10-4D-9 Performance Guarantees</b></p> <p>A. Performance Guarantee Required. When a performance guarantee is required <del>under Section 10-4D-8 above</del>, the subdivider shall file an assurance of performance with the City supported by one of the following:</p> <ol style="list-style-type: none"> <li>1. An irrevocable letter of credit executed by a financial institution authorized to transact business in the state of Washington, or</li> <li>2. A surety bond executed by a surety company authorized to transact business in the state of Washington which remains in force until the surety company is notified by the City in writing that it may be terminated.</li> <li>3. Cash</li> </ol> <p>B. Determination of Sum. The assurance of performance shall be for a sum determined by the City as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses. <u>The sum shall be 150% of the private cost.</u></p> <p>C. Itemized Improvement Estimate. The developer shall furnish to the City an itemized improvement estimate, <del>certified-stamped</del> by a <del>registered</del> civil engineer <u>licensed in the State of Washington</u>, to assist the City in calculating the amount of the performance assurance. <u>Landscaping improvements shall be certified by a Licensed Landscape Architect.</u></p> <p>D. Agreement. An agreement between the City and developer shall be <del>recorded with the final plat, BSP, or short plat attached to the Performance Guarantee that stipulates all of the following:</del></p> <ol style="list-style-type: none"> <li><del>1. Specifies which specifies</del> the period within which all required improvements and repairs shall be completed; <del>;</del></li> <li><del>2. A provision that if work is not completed within the period specified, the City may complete the work and recover the full cost and expenses from the applicant's performance guarantee;</del></li> </ol>	
--	--	--	--

		<p><del>3. Stipulates the improvement fees and deposits that are required.</del></p> <p><del>4. Provides for the construction of the improvements in stages and for the extension of time under specific conditions therein stated in the contract, if approved by the City.</del></p> <p>The agreement may be prepared by the City, or in a letter prepared by the applicant. It shall not be valid until it is signed and dated by both the applicant and the <del>P&amp;CD</del> Director.</p> <p>E. When Subdivider Fails to Perform. In the event the developer fails to <del>carry out complete</del> all <del>provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure</del> <u>required improvements</u>, the City shall call on the bond, cash deposit, or letter of credit <del>for reimbursement</del> <u>to construct the required improvements.</u></p> <p>F. Termination of Performance Guarantee. The developer shall not cause termination of nor allow expiration of the guarantee without having first secured written authorization from the City.</p> <p><u>G. Warranty Bonds. Additional bonding or assurance shall be required for all improvements within the public right-of-way, including landscaping, as well as swales which serve the right-ofway for a period of 2 years after improvements are completed in an amount equal to 20% of the construction cost or \$10,000, whichever is greater. The City Engineer may reduce the bond amount for projects valued at less than \$20,000. The warranty bond must be posted prior to the release of any performance bonds, in conformance with the City Development Code and City Street Standards.</u></p> <p><u>H. Release of Warranty Bonds. The bond or assurance shall be released after the 2 year period when the City Engineer finds that any noted deficiencies have been repaired or replaced, in conformance with the City Development Code and City Street Standards.</u></p> <p><del>D. Agreement. An agreement between the City and developer shall be recorded with the final plat, BSP, or short plat that stipulates all of the following:</del></p> <p><b>10-4D-10 Filing and Recording</b></p> <p>A. <u>Filing with County.</u> Once the final plat, <del>BSP</del>, or short plat has been reviewed, approved, and signed by the applicable agencies and the Mayor, the Director shall, within seven (7) calendar days, file the final plat, <del>BSP</del>, or short plat with the Spokane County Auditor and the applicant shall be so notified of such filing. Fees to record the final plat, <del>BSP</del>, or short plat must be submitted to the Director prior to filing.</p> <p>B. <u>Proof of recording.</u> Upon final recording with the County, P&amp;CD shall retain one (1) paper copy of all sheets of the recorded final plat. Issuance of building permits for the newly-created lots shall not occur until the plat, <del>BSP</del>, or short plat is recorded.</p>	
--	--	--	--

		<p>C. <u>Prerequisites to recording the plat.</u></p> <ol style="list-style-type: none"> <li>1. All requirements of this Code have been met; and</li> <li>2. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid.</li> </ol> <p><b>10-4D-11 Replatting and Vacation of Plats</b></p> <p>A. <u>Replatting and Vacations.</u></p> <p>Any plat, <del>BSP</del>, or short plat or portion thereof may be replatted or vacated upon receiving an application signed by all of the owners as appearing on the deed. Changes of condition to final plats, <del>BSPs</del>, and short plats are covered in Article 10-4F below.</p> <p>B. <u>Procedure.</u> All applications for a replat or vacation shall be processed in accordance with the procedures and standards for a subdivision, <del>binding site plan</del>, or short subdivision (i.e., the same process used to create the plat shall be used to replat or vacate the plat). The same appeal rights provided through the original land division process shall be afforded to the plat vacation process. (See Article 10-4B - Types of Applications and Review Procedures). Applications shall conform to the applicable sections of RCW 58.17.</p> <p><b>Subsections C, D, E, &amp; F</b></p> <p><b>10-4D-12 Boundary Line Adjustments.....</b></p> <p><b><u>10-4D-13 Binding Site Plans (BSP)</u></b></p> <p><u>Binding site plans involve divisions of land for the purpose of sale or lease of commercial, industrial, or mixed use zoned properties as provided in RCW 58.17.035. The application submission and approvals process is as follows:</u></p> <p><b><u>A. General provisions.</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The purpose of this chapter is to provide a process to divide industrial and commercial land into lots, tracts, parcels, sites or divisions with a level of review that is proportional to the effect those lots may have on the surrounding area. It is also to provide a process designating lots to be created; however, such designation is to be liberally construed in order that lots may be modified without resubmittal of an application, as long as the project is consistent with required zoning and other development standards.</u></li> <li>2. <u>The process of binding site plans is limited to those areas which are zoned for commercial, industrial, or mixed use under the City of Liberty Lake Development Code. It may also be used for the purpose of approving manufactured home parks located in other zones under the Liberty <del>Lake</del> Lake Development Code.</u></li> </ol> <p><b><u>B. Application.</u></b></p>	
--	--	--	--

		<p><u>Prior to filing an application with the <del>division</del>City, the applicant shall have a Pre-Application Conference with the City. Following the preconference, the applicant may submit a preliminary binding site plan application for review by the City and appropriate agencies.</u></p> <p><b><u>C. Contents of Preliminary Binding Site Plan.</u></b></p> <p><u>Every preliminary binding site plan application shall consist of the preliminary binding site plan, applicable fees, and the following:</u></p> <p><u>1 Maps/Exhibits.</u></p> <p><u>a. A minimum of <del>nine</del>six (6) copies of the preliminary binding site plan prepared by or under the direction of a licensed professional land surveyor, 24" x 36" in size, and with a scale of 1"=50', 1"=100'. If approved by the City, an appropriate scale may be used which does not exceed 1"=200'.</u></p> <p><u>b. One reduced copy of the preliminary binding site plan (11"x17" size) and one electronic version in a format requested by the City.</u></p> <p><u>c. One copy of the Spokane County assessor's map showing the location of and the existing parcel number of all abutting properties. The approximate location of the subject property shall be clearly marked.</u></p> <p><u>d. Environmental checklist per City of Liberty Lake environmental ordinance.</u></p> <p><u>e. Legal description of the property with the source of the legal description clearly indicated.</u></p> <p><u>f. Public notice packet.</u></p> <p><u>2 Preliminary Binding Site Plan Data (To Be Illustrated on the Preliminary Binding Site Plan).</u></p> <p><u>a. Name, address and telephone number of the owner and the person with whom official contact should be made regarding the binding site plan.</u></p> <p><u>b. Location of the binding site plan by section, township, range.</u></p> <p><u>c. A statement describing the number of lots, general proposed uses of the lots, method of water supply, and sanitary disposal of sewage.</u></p> <p><u>d. Vicinity map which shall</u></p>	
--	--	--	--

		<p><u>indicate the property to be divided.</u></p> <p><u>e. North arrow, scale, and the boundary of the proposed binding site plan.</u></p> <p><u>f. Boundaries of all blocks, the designation of lots, lot lines, and dimensions.</u></p> <p><u>g. The location, names and widths of all existing and proposed streets, roads, and access easements within the proposed binding site plan and adjoining the binding site plan.</u></p> <p><u>h. Approximate location of existing structures, septic tanks, drainfields, wells and other improvements located on the site and whether such structures are proposed to remain on the property.</u></p> <p><u>i. Illustrate any proposed easements and/or divisions to be dedicated for any public purpose.</u></p> <p><u>j. The approximate location, size, and dimension of any common areas on the site.</u></p> <p><u>k. Approximate location of any natural features such as wooded areas, streams, drainage ways, and critical areas as defined in the critical areas ordinance.</u></p> <p><u>l. Topographic information at ten-foot intervals, if any slopes exceed ten percent.</u></p> <p><b><u>D. Distribution of Preliminary Binding Site Plans.</u></b></p> <p><u>If the City determines that the application is complete under the requirements listed above and that the preliminary binding site plan contains sufficient elements and data to furnish a basis for its approval or disapproval, the City shall assign a file number to the preliminary binding site plan and issue a receipt. Copies of the preliminary binding site plan shall be distributed to affected agencies by the City.</u></p> <p><b><u>E. Preliminary Binding Site Plan Agency Review.</u></b></p> <p><u>The affected agencies shall review the preliminary binding site plan during the Notice of Application comment period and within fourteen (14) days or less, furnish their recommendation and recommended conditions, if any, for approval or disapproval of the preliminary binding site plan to the City. All required recommendations and recommended conditions of approval from agencies of jurisdiction shall be received in writing by the City and shall be made part of the file. The City and reviewing agencies may request additional information during the review</u></p>	
--	--	--	--

		<p><u>process in order to process the application. After reviewing the project and completing SEPA review, the Director shall issue a written decision approving or denying the application with written findings of fact.</u></p> <p><b><u>F. Preliminary Binding Site Plan Public notice.</u></b></p> <p><u>Notice of application, decision, and other required notice shall be made pursuant to the requirements for a Type I Project Permit (see Article 10-4B).</u></p> <p><b><u>G. Public use and interest.</u></b></p> <p><u>The Director should determine, and make written findings, if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare; and whether the public interest will be served by the binding site plan.</u></p> <p><b><u>H. Conformity with applicable land use controls.</u></b></p> <p><u>Binding site plans can be approved by the director, if the director makes a formal written finding of fact that the proposed binding site plan is in conformity with the Development Code or other land use controls which are known to exist.</u></p> <p><b><u>I. Preliminary approval.</u></b></p> <p><u>Applications for binding site plans should either be approved, approved with conditions, or denied in accordance with the Type I Project Permit review procedures, unless additional environmental information is required under SEPA.</u></p> <p><u>The Director may, upon written request by the applicant and payment of the required fee, grant one extension of the approval period not to exceed three (3) years; provided that:</u></p> <ol style="list-style-type: none"> <li><u>1. Any changes to the BSP follow the procedures in Article 10-4F;</u></li> <li><u>2. The applicant has submitted written intent to file a final BSP within the extension period;</u></li> <li><u>3. An extension of time will not prevent the lawful development of abutting properties;</u></li> <li><u>4. There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary BSP application shall be required;</u></li> <li><u>5. The extension request is made before expiration of the original approved plan; and</u></li> <li><u>6. The extension request has been routed to agencies with jurisdiction for comment and the opportunity for the City or other reviewing agency to modify the original Conditions of Approval was available</u></li> </ol> <p><u>Modifications. The applicant may request changes to the approved preliminary BSP conditions of approval following the procedures and criteria provided in</u></p>	
--	--	---	--



		<p><u>Article 10-4F - Modifications.</u></p> <p><b><u>J. General design.</u></b></p> <p><u>The design of binding site plans shall conform to the requirements of all applicable City plans and standards, and any official control relating to land use which has been adopted to implement the City of Liberty Lake Comprehensive Plan. In addition:</u></p> <ol style="list-style-type: none"> <li><u>1. The design, shape, size, and orientation of the lots should be appropriate for the use for which the divisions are intended, and the character of the area in which they are located.</u></li> <li><u>2. Block dimensions should reflect regard for the needs of convenient access, public safety, emergency vehicle access, topography, street maintenance, and the provision of suitable sites for the land use planned.</u></li> <li><u>3. Street alignments should be designed with appropriate consideration for existing and projected streets, anticipated traffic patterns, topographic and drainage conditions, public safety, and the proposed use of the land so divided.</u></li> <li><u>4. Lots should not be divided by the boundary of any city, county, zoning designation, or public right-of-way.</u></li> <li><u>5. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also, Article 10-3G - Public Facilities.</u></li> </ol> <p><b><u>K. Streets.</u></b></p> <p><u>Direct access to every lot shall be provided by a public or private street, or a private driveway easement consistent with the City Street Standards. Exceptions to the standards may be granted by the City Engineer on a case by case basis.</u></p> <p><u>Public street(s), private street(s) and or driveways serving those lots being developed shall be reviewed by the City Engineer and constructed by the developer / applicant, and final as-built plans shall be submitted prior to the issuance of a building permit, unless a Performance Guarantee has been provided in accordance with Section 10-4D-9.</u></p> <p><b><u>L. Sewage disposal.</u></b></p> <p><u>Provisions for adequate sewage disposal shall be in compliance with the City of Liberty Lake Sewer Ordinance, comprehensive wastewater management plan, and current City of Liberty Lake, Spokane Regional Health District, Department of Health, Department of Ecology, or the other appropriate</u></p>	
--	--	---	--

		<p><u>agencies' regulations.</u></p> <p><b><u>M. Water supply.</u></b></p> <p><u>Provisions for an adequate water supply and/or fire protection shall be in compliance with current City of Liberty Lake, Spokane Regional Health District, Department of Health or the other appropriate agencies' regulations.</u></p> <p><b><u>N. Stormwater runoff.</u></b></p> <p><u>Provisions for stormwater runoff shall be in compliance with Article 10-3H Stormwater Management..</u></p> <p><b><u>O. Utilities.</u></b></p> <p><u>The dedication language in the final binding site plan shall include a statement indicating that utility easements for utility purveyors shall be made prior to the creation of each lot through a record of survey. If the binding site plan is finalized in one phase, easements for electric, water, sewer, gas, and similar utilities shall be illustrated on the final binding site plan. The utility purveyors shall indicate to the City in writing or verbally that the easements are adequate for their service needs.</u></p> <p><b><u>P. Professional land surveyor.</u></b></p> <p><u>The preparation of all binding site plans shall be made by or under the supervision of a professional land surveyor. The professional land surveyor shall certify on the final binding site plan that it is a true and correct representation of the lands actually surveyed. All surveys shall comply with the Survey Recording Act (RCW 58.09), survey and land descriptions (WAC-332-130), and City of Liberty Lake standards for street and sewer construction, as amended.</u></p> <p><b><u>Q. Mapping requirements.</u></b></p> <p><u>The final BSP map shall show:</u></p> <ol style="list-style-type: none"> <li><u>1. a. All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto;</u></li> <li><u>1.b. Bearing trees, corner accessories or witness monuments, basis of bearings, bearing and length of lines, scale of map and north arrow;</u></li> <li><u>1.c. Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and areas shown;</u></li> <li><u>1.d. Ties to adjoining surveys of record.</u></li> <li><u>2. The allowable error of mathematical closure for the final BSP map shall not exceed one foot in eighty thousand feet or 0.04 foot, whichever is greater.</u></li> <li><u>3. Bearings and lengths are to be</u></li> </ol>	
--	--	---	--

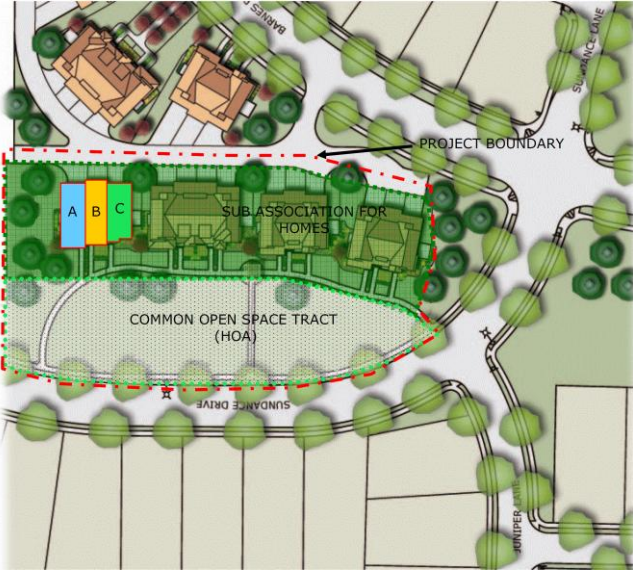
		<p><u>shown for all lines; no ditto marks are to be used.</u></p> <p><u>4. Arrows shall be used to show limits of bearings and distances whenever any chance of misinterpretation could exist.</u></p> <p><u>5. Plat boundary and street monument lines having curves shall show radius, arc, central angle and tangent for each curve and radial bearings where curve is intersected by a nontangent line. Spiral curves shall show chord bearing and length.</u></p> <p><u>6. Lots along curves shall show arc length along curve and radial bearings at lot corners. If a curve table is provided, it shall show angle for each segment of the curve along each lot, arc length, tangent length, and radius. Radial bearings along lot lines will not be required.</u></p> <p><u>7. All dimensions shall be shown in feet and hundredths of a foot. All bearings and angles shall be shown in degrees, minutes and seconds.</u></p> <p><u>8. When elevations are needed on the final BSP, permanent bench mark(s) shall be shown on the final plat in a location and on a datum plane approved by the City Engineer.</u></p> <p><u>9. The final BSP map shall indicate the actual net area for each platted lot exclusive of the right-of-way. Lots one acre and over shall be shown to the closest hundredth of an acre, and all other lots shall be shown in square feet.</u></p> <p><b><u>R. Monumentation.</u></b></p> <p><u>Monumentation shall be established as required by City of Liberty Lake standards for street and sewer construction, as amended. In addition, every lot corner shall be marked with an iron rod or iron pipe marked in a permanent manner with the registration number of the professional land surveyor in charge of the survey. Each lot corner shall also be marked with a wooden stake.</u></p> <p><b><u>S. Final Binding Site Plan Submittal.</u></b></p> <p><u>The final binding site plan shall incorporate any conditions of approval imposed by the City and shall be prepared and certified by a licensed professional land surveyor.</u></p> <p><u>Submittal of a final binding site plan shall be made within five years of the date of preliminary approval, unless an extension of time has been granted under the provisions of 10-4D-I.</u></p> <p><u>A final binding site plan may include all of the lots being created or it may consist of the boundary of the binding site plan. If no lots are being created at the time of filing the final binding site plan, the creation of</u></p>	
--	--	--	--

		<p><u>any lots shall be made by a record of survey under the provisions of RCW 58.09. Final BSP review should be completed within <del>forty five (45)</del> sixty (60) days of submittal.</u></p> <p><u>All final binding site plan submittals shall include the following:</u></p> <ol style="list-style-type: none"> <li><u>1. A minimum of six (6) copies of the proposed final binding site plan;</u></li> <li><u>2. One reduced copy of the proposed final binding site plan (11"x17" size), and one electronic version in a format requested by the City</u></li> <li><u>3. Final binding site plan fees;</u></li> <li><u>4. Two (2) copies of a plat certificate.</u></li> </ol> <p><b><u>T. Contents of Final Binding Site Plan.</u></b></p> <ol style="list-style-type: none"> <li><u>1. The final binding site plan shall be a legibly drawn, printed, or reproduced permanent map, twenty-four by thirty-six inches. A two-inch margin shall be provided on the left edge, and a one-half-inch margin shall be provided at the other edges of the plat. If more than one sheet is required, each sheet shall show sheet numbers for the total sheets.</u></li> <li><u>2. The binding site plan file number; location by section, township and range shall be shown.</u></li> <li><u>3. The scale shall be fifty or one hundred feet to the inch. If approved by the City, an appropriate scale may be used which does not exceed 1"=200', provided a 1"=400' reduced copy is also submitted.</u></li> <li><u>4. A distinct wide boundary line shall delineate the boundary of the binding site plan.</u></li> <li><u>5. Any lot(s) being finalized shall be numbered consecutively, and the size of those lots shall be indicated on the final binding site plan.</u></li> <li><u>6. The location and widths of streets, alleys, rights-of-way, and easements within the binding site plan and those existing immediately adjacent to the binding site plan shall be shown. A statement dedicating any required right-of-way shall appear on the face of the final binding site plan.</u></li> <li><u>7. The layout, lot and block numbers, and dimensions of all lots shall be shown.</u></li> <li><u>8. The location and dimensions of any common areas within the final binding site plan, and a description of the purpose thereof.</u></li> <li><u>9. Layout and names of adjoining subdivisions and replats shall be shown with a</u></li> </ol>	
--	--	--	--

		<p><u>dashed line within and adjacent to the binding site plan boundary.</u></p> <p><u>10. Street names shall be shown.</u></p> <p><u>11. Street addresses for each lot shall be shown.</u></p> <p><u>12. Restrictions required as conditions of preliminary approval shall be shown.</u></p> <p><u>13. Appropriate utility easements shall be shown, if lots are being created.</u></p> <p><u>14. Any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, and connections to state highways shall be shown.</u></p> <p><u>15. Any streets not dedicated to the public shall be clearly marked and named per City standards.</u></p> <p><u>16. A notarized certification by the owner(s) shall be provided dedicating streets, areas intended for other public use, and granting of easements for slope and utilities.</u></p> <p><u>17. A certification signed by a licensed professional land surveyor registered stating that, where required, the final binding site plan was surveyed and prepared by himself/herself, or under his/her supervision, that the binding site plan is a true and correct representation of the subject land, and that monumentation have been established as required by City standards.</u></p> <p><u>18. The following signatures of approval are required on the final binding site plan:</u></p> <p style="padding-left: 40px;"><u>a. Property Owners of Record</u></p> <p style="padding-left: 40px;"><u>b. Spokane County Auditor's Certificate</u></p> <p style="padding-left: 40px;"><u>c. Surveyor's Certificate</u></p> <p style="padding-left: 40px;"><u>d. City of Liberty Lake</u></p> <p style="padding-left: 40px;">Examined and approved this _____ day of _____, 20____.</p> <p style="padding-left: 40px;">_____ Director, Planning and Community Development Department</p> <p style="padding-left: 40px;"><u>e. City of Liberty Lake Engineer</u></p> <p style="padding-left: 40px;">Examined and approved this _____ day of _____, 20____.</p> <p style="padding-left: 40px;">_____ City of Liberty Lake Engineer</p> <p style="padding-left: 40px;"><u>f. Spokane County Assessor</u></p> <p style="padding-left: 40px;"><u>g. Spokane County Treasurer</u></p> <p><b><u>U. Filing.</u></b></p> <p><u>Once the final binding site plan has been reviewed, approved and signed by the City, the Director shall file the final binding site plan with the county auditor and</u></p>	
--	--	--	--

		<p><u>the applicant shall be so notified of such filing. Fees to record the final binding site plan must be submitted to the Director prior to filing.</u></p> <p><b><u>V. Record of survey.</u></b></p> <p><u>A record of survey may be filed subsequent to the recording of a final binding site plan to establish lots within the boundaries of the final binding site plan, consistent with the Preliminary Binding Site Plan approval, conditions, and expiration provisions. The record of survey should be reviewed and approved, usually within 45 days, by the director prior to its recordation.</u></p> <p><u>All record of survey submittals shall include the following:</u></p> <ol style="list-style-type: none"> <li><u>1. A minimum of six (6) copies of the proposed record of survey;</u></li> <li><u>2. One reduced copy of the proposed record of survey (11"x17" size), and one electronic version in a format requested by the City</u></li> <li><u>3. Record of survey fees;</u></li> <li><u>4. Two (2) copies of the plat certificate.</u></li> </ol> <p><u>The following information shall be provided on the record of survey.</u></p> <ol style="list-style-type: none"> <li><u>1. The survey shall be of a size required by the county auditor. If more than one sheet is required, each sheet shall show sheet numbers for the total sheets.</u></li> <li><u>2. The binding site plan file number shall be referenced.</u></li> <li><u>3. The scale shall be fifty or one hundred feet to the inch. If approved by the City, an appropriate scale may be used which does not exceed 1"=200', provided a 1"=400' reduced copy is provided.</u></li> <li><u>4. A distinct wide boundary line shall delineate the boundary of the lot(s) being created. The boundary of the binding site plan shall be indicated and any lot(s) that have been created by filing of the final binding site plan and/or record of survey.</u></li> <li><u>5. Each lot shall be numbered consecutively, and the size of each lot shall be indicated on the record of survey.</u></li> <li><u>6. The location and widths of streets, alleys, rights-of-way, and easements within the binding site plan and those existing immediately adjacent to the lot being created shall be shown.</u></li> <li><u>7. Street names shall be shown.</u></li> <li><u>8. Street addresses of each lot shall be shown.</u></li> </ol>	
--	--	--	--

		<p><u>9. Restrictions required as conditions of preliminary approval shall be shown.</u></p> <p><u>10. Appropriate utility easements shall be shown.</u></p> <p><u>11. Certification of the licensed professional land surveyor.</u></p> <p><u>12. The following signatures are required on the record of survey:</u></p> <p style="padding-left: 40px;"><u>a. City of Liberty Lake Community Development Director;</u></p> <p style="padding-left: 40px;"><u>b. Property owner.</u></p> <p><u>13. Illustrate any existing buildings located on the lot which is being created.</u></p> <p><u>14. Provide an amendment history chart.</u></p>	
--	--	---	--

ZTA-09-0001	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>B. Definitions  <u>Auto-court lane - A privately maintained lane, connected to a public street, which provides vehicular access to the garages or off-street parking areas of buildings / dwelling units that have common area or pedestrian path frontage (no street frontage) in conjunction with a pedestrian pathway system to the main entrance (i.e. front entry) of each building / dwelling unit. Auto-court lanes must be designed with approved fire access turnarounds, as applicable.</u> </li> </ul>	1-9
ZTA-09-0002	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>Clustered housing - a group of <u>attached or detached</u> dwelling units, consisting of permitted uses in the underlying zone, designed in such a manner as to make efficient use of existing or planned facilities and whereby the amount of resultant common open space per dwelling unit is equal to or greater than the open space requirements for conventional development under the pertinent zone and zoning standards.</li> </ul>  <p><u>Example Single Family Attached: A-C</u>  <u>Attached single family home with common walls, property line is equal to footprint of the unit resulting in 100% coverage of lot. Open space for this example project would be no less than 60%, minimums may vary.</u></p>	1-13
	Section 10-2B-6	<ul style="list-style-type: none"> <li>A. <u>Front Yard Setbacks</u> <ol style="list-style-type: none"> <li><u>Minimum Setback</u> <ol style="list-style-type: none"> <li><u>Detached Single Family Housing; Manufactured Homes on Lots and Other Uses:</u> A minimum <u>front yard</u> setback of <del>46</del> <u>10</u> feet is required, except that an unenclosed porch may be within <del>40-5</del> feet, as long as it does not encroach into a public utility easement.</li> <li><u>Attached (townhome) Single Family:</u> A <u>minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does</u></li> </ol> </li> </ol> </li> </ul>	2-15 & 2-16



		<p><u>not encroach into a public utility easement.</u></p> <p><u>c. Clustered Housing: A minimum front yard setback of 10' feet is required; however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet. Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.</p> <p>3. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2B-9.</p> <p>B. <u>Rear Yard Setbacks</u></p> <p>1. <u>Minimum Setback</u></p> <p><u>a. Detached Single Family Housing: Manufactured Homes on Lots and Other Uses:</u> The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).</p> <p><u>b. Attached (townhome) Single Family:</u> The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).</p> <p><u>c. Clustered Housing: A minimum rear yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. Accessory structures:</p> <p>a. Structures 120 square feet or under may be located on the rear and side property lines, so long as no eave overhangs the property line, the structure is not built on a permanent foundation, and the abutting property is protected from runoff or other intrusion.</p>	
--	--	---	--

		<p>b. The minimum rear yard setback shall be 5 feet for all other accessory structures less than 15 feet tall and for accessory structures greater than 15 feet tall, an additional foot of rear yard setback shall be added per foot of height to a maximum of 15 feet.</p> <p>C. <u>Side Yard Setbacks</u></p> <p><u>1. Minimum Side Yard Setback</u></p> <p><u>a. Detached Single Family Housing; Manufactured Homes on Lots and Other Uses:</u> The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).</p> <p><u>b. Attached (townhome) Single Family:</u> The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).</p> <p><u>c. Clustered Housing: A minimum side yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>D. <u>Setback Exceptions</u></p> <p>The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</p> <p>E. <u>Special Yards - Distance Between Buildings on the Same Lot</u></p> <p>To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one-half (<math>\frac{1}{2}</math>) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than 12 feet. This requirement shall also apply to portions</p>	
--	--	--	--

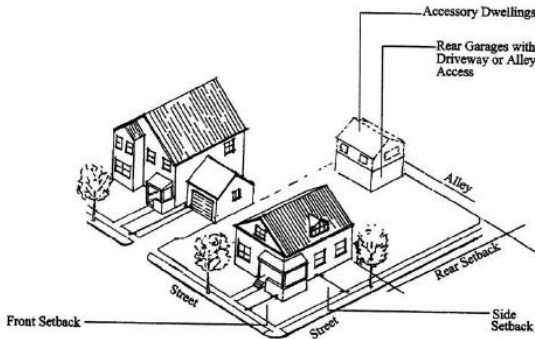

		of the same buildings separated from each other by a court, landscaped yard, or other open space.																						
	Section 10-2B-7		2-16 & 2-17																					
	<table><tr><th>R-1 Land Use</th><th>Lot Area</th><th>Lot Width / Depth</th><th>Lot Coverage</th><th>Residential Density</th></tr><tr><td><b>Detached Single Family Housing; Manufactured Homes on Lots</b></td><td>Minimum area: 5000 square feet</td><td>Minimum Width: 50 feet at front property line  Maximum Depth: Three (3) times the lot width, except as required to protect critical areas, etc.</td><td>Maximum: 40 percent</td><td>Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: 6 dwelling units per acre</td></tr><tr><td><b>Attached (townhome) Single Family Housing; <u>Clustered Housing</u></b></td><td>Minimum area: 2000 square feet  Maximum area: 7500 square feet</td><td>Minimum Width: 20 feet at front property line  Maximum Depth: None</td><td>Maximum: 60 percent *</td><td>Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: <del>6-8</del> dwelling units per acre</td></tr><tr><td><b>Other Uses</b></td><td>Minimum area: None  Maximum area: 4 acres (excluding parks and recreation uses)</td><td>Minimum Width: 60 feet at front property line  Maximum Depth: None</td><td>Maximum: 70 percent</td><td>None</td></tr></table>	R-1 Land Use	Lot Area	Lot Width / Depth	Lot Coverage	Residential Density	<b>Detached Single Family Housing; Manufactured Homes on Lots</b>	Minimum area: 5000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: Three (3) times the lot width, except as required to protect critical areas, etc.	Maximum: 40 percent	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: 6 dwelling units per acre	<b>Attached (townhome) Single Family Housing; <u>Clustered Housing</u></b>	Minimum area: 2000 square feet  Maximum area: 7500 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None	Maximum: 60 percent *	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: <del>6-8</del> dwelling units per acre	<b>Other Uses</b>	Minimum area: None  Maximum area: 4 acres (excluding parks and recreation uses)	Minimum Width: 60 feet at front property line  Maximum Depth: None	Maximum: 70 percent	None	<p><u>* Attached Clustered Housing shall be based on the individual project boundary</u></p>		
R-1 Land Use	Lot Area	Lot Width / Depth	Lot Coverage	Residential Density																				
<b>Detached Single Family Housing; Manufactured Homes on Lots</b>	Minimum area: 5000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: Three (3) times the lot width, except as required to protect critical areas, etc.	Maximum: 40 percent	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: 6 dwelling units per acre																				
<b>Attached (townhome) Single Family Housing; <u>Clustered Housing</u></b>	Minimum area: 2000 square feet  Maximum area: 7500 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None	Maximum: 60 percent *	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: <del>6-8</del> dwelling units per acre																				
<b>Other Uses</b>	Minimum area: None  Maximum area: 4 acres (excluding parks and recreation uses)	Minimum Width: 60 feet at front property line  Maximum Depth: None	Maximum: 70 percent	None																				
ZTA-09-0003	Article 10-1C Definitions	<ul style="list-style-type: none"><li>B. Definitions Lot width - The horizontal distance between the lot sidelines measured at right angles to the line comprising the depth of the lot. <del>Minimum lot width shall be the same for the entire depth of the parcel.</del></li></ul>	1-28																					
ZTA-09-0004	Section 10-2E-6(D), Section 10-2F-6(D), Section 10-2G-6(D)	<ul style="list-style-type: none"><li>D. Setback Exceptions Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features may encroach into setbacks by no more than 5 feet, subject to compliance with applicable standards of the <del>Uniform</del> Building Code and <del>Uniform</del> Fire Code...</li></ul>	2-77, 2-104, & 2-133																					
ZTA-09-0005	Section 10-2E-9	<ul style="list-style-type: none"><li>Article 10-3E Signage Standards Section 10-2E-9 <del>Non-Conforming Signs</del> City Wayfinding Signage Program</li><li><u>Section 10-2E-9 City Wayfinding Signage Program</u> <u>Consult with the City of Liberty Lake Planning &amp; Building Services for more information on the City Wayfinding Signage Program.</u></li></ul>	3-33 & 3-42																					

ZTA-09-0006	Section 10-3G-3(B)	<ul style="list-style-type: none"> <li>B. Acquisition by Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, and the land is not dedicated to the City, the land shall be acquired by the appropriate public agency within <u>24-36</u> months following final plat approval, at a price agreed upon prior to <del>approval of the plat</del> <u>final plat approval</u>, or the reservation shall be released to the property owner.</li> </ul>	3-55
ZTA-09-0007	10-4B-4(F)	<ul style="list-style-type: none"> <li>Administrative Appeal  Type II <del>and Type III</del> Project Permits: Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered as outlined in subsection H below. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u>  Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision. <del>'Closed record' appeals of Hearing Examiner decisions are held at the same time as the 'closed record' project decision hearing.</del> <u>A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u> </li> </ul>	4-17 & 4-18
ZTA-09-0008	10-4B-4(H)	<ul style="list-style-type: none"> <li>2. Type II <del>&amp; Type III</del> Project Permits: A 'closed record' appeal to the City Council is available. <del>For Type III project permits, if the Examiner has recommended approval of the proposal, such recommendation will be considered by the City Council at the same time as the consideration of the appeal.</del>  a. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u>  b. Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered. The appeal would be a 'closed record' appeal and must be upon the record, established and made at the hearing before the Hearing Examiner, provided that new evidence which was not available at the time of the hearing may be included in such </li> </ul>	4-20

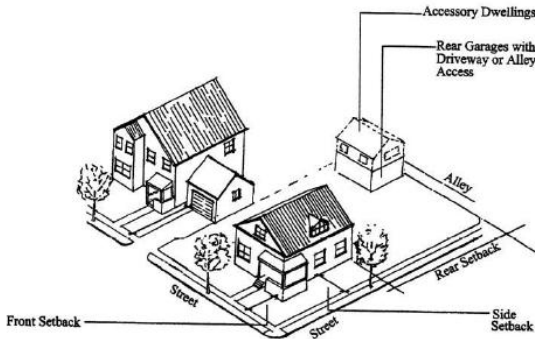

		<p>appeal. The term “new evidence” means only evidence discovered after the hearing and shall not include evidence which was available or which could reasonably have been available and was simply not presented at the hearing for whatever reason. Such written appeal shall allege specific errors of fact, specific procedural errors, omissions from the record, errors in the interpretation of the Comprehensive Plan, or new evidence which was not available at the time of the hearing. Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a hearing will be held by the City Council at their next available, regularly scheduled meeting, <del>except for Type III Project Permits where the Hearing Examiner's decision is a recommendation to the City Council. For Type III project permits, a 'closed record' appeal of the Hearing Examiner's decision shall be held at the same regularly scheduled City Council meeting as the 'closed record' project decision hearing.</del></p> <p><u>3. Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision.</u></p> <p><u>a. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u></p> <p><u>b. An appeal of the final decision of the City Council can be made to Spokane County Superior Court as outlined in Judicial Appeal below.</u></p>	
ZTA-09-0009	Section 10-4D-3(B)	<ul style="list-style-type: none"> <li>• B. Review of Final Plat or Short Plat. Review of a final plat for a subdivision or short plat shall be processed administratively using the approval criteria in Section <del>10-4D-5</del> <u>10-4D-7</u>.</li> </ul>	4-34
ZTA-09-0010	Section 10-4D-5(C)(5)	<ul style="list-style-type: none"> <li>• C. Block and Lot Standards. <ul style="list-style-type: none"> <li>5. In conformance with the <del>Uniform</del> Fire Code, <u>as amended</u>, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Article 10-3B - Access and Circulation.</li> </ul> </li> </ul>	4-44
ZTA-09-0011	10-4F-2(A)	<ul style="list-style-type: none"> <li>• A. This Article applies to all development applications approved through the provisions of Chapter 4, including: <ul style="list-style-type: none"> <li>1. Site Design Review approvals;</li> </ul> </li> </ul>	4-63

		<p>2. Subdivisions, Binding Site Plans, Short Subdivisions, and Boundary Line Adjustments;</p> <p>3. Planned Unit Developments;</p> <p>4. Conditional Use Permits; and</p> <p>5. Conditions of approval on any of the above application types.</p> <p><u>6. Modifications to adopted Specific Area Plan Overlays (SAP) shall also be reviewed through the Major &amp; Minor Modification process.</u></p> <p><u>a. SAP Major Modifications are reviewed during the annual amendment cycle.</u></p> <p><u>b. The City or the SAP Applicant can propose modifications to an adopted SAP during the annual amendment cycle, consistent with amendments to the City Comprehensive Plan and Development Code.</u></p> <p><u>c. Minor Modifications can be proposed by the City or the SAP Applicant and are reviewed administratively.</u></p> <p>B. This Article does not apply to zoning district changes, text amendments, temporary use permits, or other permits.</p>	
--	--	---	--

ZTA-10-0001	10-1B-8	<ul style="list-style-type: none"> <li>• <b><u>Alternative Methods of Compliance</u></b>  <u>The Director or designee may accept alternative methods of complying with the development standards of this Code, provided it could be demonstrated that the alternative method is at least equivalent to such standards in terms of implementing the general purpose of the Code. The Director shall not accept alternative methods of compliance that are inconsistent with the City Comprehensive Plan or with conditions of approval imposed through a land use action.</u> </li> </ul>	DC 1-4  RDSAP Ch. 1, P. 3/4
ZTA-10-0002	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>• B. Definitions  <u>Auto-court lane - A privately maintained lane, connected to a public street, which provides vehicular access to the garages or off-street parking areas of buildings / dwelling units that have common area or pedestrian path frontage (no street frontage) in conjunction with a pedestrian pathway system to the main entrance (i.e. front entry) of each building / dwelling unit. Auto-court lanes must be designed with approved fire access turnarounds, as applicable.</u> </li> </ul>	RDSAP Ch. 1, P. 8
ZTA-10-0003	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>• B. Definitions  <u>Office/Technology Campus or Park: A planned industrial, technology and/or office based district located within the Industrial Zoning District of the city.</u> </li> </ul>	DC 1-33
ZTA-10-0004	10-2B-6 Development Setbacks (R1 Zone) 10-2C-6 Development Setbacks (R2 Zone)	<ul style="list-style-type: none"> <li>• Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.  <u>Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. <del>Building setbacks are measured from perimeter of the structure to the respective property line.</del> Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, <u>as applicable.</u></u> </li> </ul>	DC R-1 2-15  DC R-2 2-34 & 2-35

		 <p style="text-align: center;"><b>Liberty Lake Examples</b></p> 	
ZTA-10-0005	10-2C-6 Development Setbacks (RD-R Zone)	<ul style="list-style-type: none"> <li>Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sunlight, and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.</li> </ul> <p>Building setbacks are the distance between a building (or other feature of development) and a property line, right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed and illustrated below, apply to primary structures as well as accessory structures, unless otherwise specified above for Limited or Conditional Uses. A Variance is required in accordance with Article 10-5B to modify any setback standard. If an existing border easement is in place, the setback is measured from the back of the border easement, <u>as applicable</u>.</p>	RDSAP RD-R, P. 6



		 <p>Accessory Dwellings Rear Garages with Driveway or Alley Access Alley Rear Setback Side Setback Street Front Setback</p> <p><b>Liberty Lake Examples</b></p> 	
ZTA-10-0009	10-2J-3 Limited Uses (I Zone)	<ul style="list-style-type: none"> <li>C. Requirements for Specific I Limited Uses.               <ul style="list-style-type: none"> <li>10. Child day-care center                   <ul style="list-style-type: none"> <li>a. <u>Shall be permitted within an office/technology campus or park. Child day-care centers that are not within an identified office/technology campus or park are only permitted when owned and/or operated by an existing or permitted business and located abutting or within the existing business to supply child care for their employees' children.</u> <del>Shall only be permitted when owned and/or operated by an existing or permitted business and located abutting or within the existing business to supply child care for their employees' children.</del></li> <li>b. Any outdoor play area shall be completely enclosed to a minimum height of 6 feet with a solid wall or fence.</li> <li>c. The facility shall meet Washington State childcare licensing requirements and applicable building codes.</li> </ul> </li> </ul> </li> </ul>	DC 2-179
ZTA-10-0010	10-3G-3 Public Use Areas	<ul style="list-style-type: none"> <li>A. Dedication Requirements.               <ul style="list-style-type: none"> <li><u>1. Private Parks or Greenway Dedications. Land set aside for private parks or greenways shall be dedicated to a Home Owner Association or related private entity responsible for the ownership and maintenance of said property. Private park and greenway dedications shall include provisions for public easement access.</u></li> <li><u>2. Public Park and Greenway Dedications. Land set aside for public parks or greenways</u></li> </ul> </li> </ul>	DC 3-55

		<p><u>shall be dedicated to and accepted by the city. The City shall agree to a general park development plan at the time of title transfer. Land dedicated for public park use shall include covenant language that would require that the property be used and developed for use as a public park. The City may not transfer or use land dedicated for park and open space use for any other purpose.</u></p> <p><u>3. Location of Dedications. Where a proposed park, playground or other public use shown in a plan adopted by the City is located in whole or in part in an area proposed for land division, the City may require the dedication or reservation of this area on the final plat, short plat, or BSP. As development occurs, the developer and the city shall work concurrently to identify the size, location, and configuration of proposed parks and greenways consistent with the city's adopted Parks, Recreation, Open Space, and Trails Plan. All proposed residential uses shall be located within ½ mile of a park or greenway area. Access easements for public trail corridors may be required and trails would be designed in accordance with 10-3B-3, to allow for connections to the existing trail system or future trail and wildlife corridors.</u></p> <p><u>4. Timing of Dedications. Dedications shall occur in phases as part of the final platting of the property. Dedication of land to the City shall be coordinated between the City and the Developer dependent upon availability of access and utilities and the City timeline for development of park improvements.</u></p> <p><u>5. Private Open Space Areas. Private open space areas will be part of the development of private projects and will occur when those properties are developed. The open space areas that will be part of residential, office, mixed use, and commercial developments will be owned and maintained by the project developer and owner. The private open space areas will be primarily for the use and benefit of the occupants or tenants of the project and will generally not be open for general public use.</u></p> <p><u>B. Reservations and Acquisition by Public Agencies. Land reserved for acquisition by a Public Agency shall be secured with an agreement for purchase upon reservation. Land reserved for a park, playground, or other public use shall be acquired by the appropriate public agency within the defined period, mutually agreed upon time schedule, and price.</u></p> <p><b>C. System Development Charge / Mitigation Fee / Impact Fee Credit. Dedication of land to the City for public use areas shall be eligible as a credit</b></p>	
--	--	--	--

		<p>toward any required system development charge, mitigation fee, or impact fee for parks, as applicable.</p> <p><del>1. Where a proposed park, playground or other public use shown in a plan adopted by the City is located in whole or in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for the subdivision.</del></p> <p><del>2. If determined by the City Council to be in the public interest in accordance with adopted comprehensive plan policies, and where an adopted plan of the City does not indicate proposed public use areas, the City may require the dedication or reservation of areas within the subdivision of a character, extent, and location suitable for the development of parks and other public uses.</del></p> <p><del>a. Pocket parks need to be constructed to ensure everyone in the City is located within 1/2 mile of a park area.</del></p> <p><del>b. Pocket parks should also have public access easements to guarantee continued public park access in close proximity to development, as well as maintenance agreements.</del></p> <p><del>c. Access easements for public trail corridors may be required and trails would be designed in accordance with 10-3B-3, to allow for connections to the existing trail system or future trail and wildlife corridors.</del></p> <p><del>3. All required dedications of public use areas shall conform to Section 10-3G-1, subsection D (Conditions of Approval).</del></p> <p><del>B. Acquisition by Public Agency. If the developer is required to reserve land area for a park, playground, or other public use, and the land is not dedicated to the City, the land shall be acquired by the appropriate public agency within 36 months following final plat approval, at a price agreed upon prior to final plat approval, or the reservation shall be released to the property owner.</del></p>	
ZTA-10-0011	10-3G-6 Utilities	<ul style="list-style-type: none"> <li>• C. Exception to Under-Grounding Requirement. <del>The standard applies only to proposed subdivisions.</del> An exception to the under-grounding requirement may be granted due to physical constraints, such as steep topography, critical areas, or existing development conditions. <u>as determined by the Director/designee.</u></li> </ul>	<p>DC 3-56</p> <p>RDSAP Ch. 3, P. 46</p>
ZTA-10-0012	10-4B-4 Project Permit Review Process & Timeline (D)	<ul style="list-style-type: none"> <li>• Notice of Application Notice Requirements - On-Site Signage Type I, Type II, and Type III Project Permits: A sign will need to be posted which is a minimum of two (2) feet in width by three (3) feet in height and six square feet in area. The sign shall be erected by the applicant on the site fronting and adjacent to the most heavily traveled public street, and</li> </ul>	<p>DC 4-13</p> <p>RDSAP Ch. 4, P. 15</p>

		<p>positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way at least fourteen (14) calendar days prior to the close of the comment period. Depending on site size <u>and location</u>, more than one sign may be required <u>and/or the City may require the sign size to be increased for visibility from I-90</u>. Signage shall consist only of information approved and provided by <del>P&amp;CD</del><u>the City</u> and the signage shall be prepared and installed by the applicant. Signage shall be constructed of material of sufficient weight and reasonable strength to withstand normal weather conditions and the applicant shall complete and submit to <del>P&amp;CD</del><u>the City</u> an affidavit of posting. The sign shall be lettered and spaced as follows:</p>	
ZTA-10-0013	10-4B-4 Project Permit Review Process & Timeline (F)	<ul style="list-style-type: none"> <li>• Notice of Hearing Notice Requirements - On-Site Signage Type II and Type III Project Permits: A sign will need to be posted which is a minimum of <del>four-two</del> <u>(42)</u> feet in width by <del>four-three</del> <u>(43)</u> feet in height and <del>sixteen-six</del> square feet in area. The sign shall be erected by the applicant on the site fronting and adjacent to the most heavily traveled public street, and positioned as close to the right-of-way as possible, so it is easily readable by the traveling vehicular public from the right-of-way. The sign shall be posted at least fourteen (14) calendar days prior to the hearing. Depending on site size <u>and location</u>, more than one sign may be required <u>and/or the City may require the sign size to be increased for visibility from I-90</u>. Signage shall consist only of information approved and provided by <del>P&amp;CD</del><u>the City</u> and the signage shall be prepared and installed by the applicant. Signage shall be constructed of material of sufficient weight and reasonable strength to withstand normal weather conditions and the applicant shall complete and submit to <del>P&amp;CD</del><u>the City</u> an affidavit of posting. The sign shall be lettered and spaced as follows: a. A minimum one (1)-inch border on the top, sides, and bottom of the sign; b. The first line(s), in <del>four-two</del> <u>(42)</u>-inch tall letters, shall read: "NOTICE OF PUBLIC HEARING"; c. All the following lines, in <del>two-one</del> <u>(21)</u>-inch tall letters, shall read (as applicable): "PROJECT FILE #" <del>"PROJECT NAME PROPOSAL"</del> <u>"APPLICANT"</u> <del>"GENERAL LOCATION, SECTION, TOWNSHIP, &amp; RANGE"</del> <u>"DESCRIPTION / NUMBER OF ACRES / NUMBER OF LOTS"</u></li> </ul>	<p>DC 4-16 &amp; 4-17</p> <p>RDSAP Ch. 4, P. 18 &amp; 19</p>

		<p>"EXISTING / PROPOSED ZONING"</p> <p><del>"PROPOSAL / PROPOSED USE"</del></p> <p>"SEPA DETERMINATION"</p> <p><del>"APPLICANT"</del></p> <p>"REVIEW AUTHORITY"</p> <p>"HEARING DATE &amp; TIME, HEARING LOCATION"</p> <p>d. Project specific information will be supplied to the applicant by P&amp;CD prior to sign preparation. A copy of the proposed plat map, PUD plat map, etc., the SEPA threshold determination, and the actual Notice of Hearing shall be attached to the bottom face of the sign (as applicable). Required text shall be at least 1/2 inch tall letters. See example below.</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><b>NOTICE OF PUBLIC HEARING</b></p> <p><b>PROJECT FILE #:</b>  <b>PROPOSAL:</b>  <b>APPLICANT:</b>  <b>DESCRIPTION:</b></p> <p><b>NUMBER OF ACRES:</b>  <b>NUMBER OF LOTS:</b>  <b>EXISTING ZONING:</b>  <b>PROPOSED ZONING:</b>  <b>SEPA DETERMINATION:</b>  <b>REVIEW AUTHORITY:</b> CITY OF LIBERTY LAKE  PLANNING &amp; BUILDING SERVICES  <b>HEARING DATE:</b>  <b>HEARING TIME:</b>  <b>LOCATION:</b></p> <p><small>ATTACH COPY OF PLAT (PUD, ETC.) MAP TO BOTTOM OF SIGN IF APPLICABLE</small>      <small>ATTACH COPY OF NOTICE OF PUBLIC HEARING TO BOTTOM OF SIGN</small>      <small>ATTACH COPY OF SEPA DETERMINATION TO BOTTOM OF SIGN IF APPLICABLE</small></p> <p><a href="http://www.libertylakewa.gov/development/public_notices.asp">www.libertylakewa.gov/development/public_notices.asp</a></p> </div>	
ZTA-10-0014	10-4B-4 Project Permit Review Process & Timeline (F)	<ul style="list-style-type: none"> <li>Administrative Appeal</li> </ul> <p>Type II <del>and Type III</del> Project Permits: Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered as outlined in subsection H below. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u></p> <p>Type III Project Permits: The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a regularly scheduled City Council meeting to render the final decision. <del>'Closed record' appeals of Hearing</del></p>	RDSAP Ch. 4, P. 20

		<p><del>Examiner decisions are held at the same time as the 'closed record' project decision hearing. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</del></p>	
ZTA-10-0015	10-4B-4 Project Permit Review Process & Timeline (H)	<ul style="list-style-type: none"> <li>Administrative Appeal               <ol style="list-style-type: none"> <li>2. Type II <del>&amp; Type III</del> Project Permits: A 'closed record' appeal to the City Council is available. <del>For Type III project permits, if the Examiner has recommended approval of the proposal, such recommendation will be considered by the City Council at the same time as the consideration of the appeal.</del> <ol style="list-style-type: none"> <li>a. <u>A motion for reconsideration may be filed with an appeal request. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council appeal hearing.</u></li> <li>b. Any aggrieved person may submit a written appeal of the Examiner's decision to the Council within fourteen (14) calendar days from the date the final decision of the Examiner is rendered. The appeal would be a 'closed record' appeal and must be upon the record, established and made at the hearing before the Hearing Examiner, provided that new evidence which was not available at the time of the hearing may be included in such appeal. The term "new evidence" means only evidence discovered after the hearing and shall not include evidence which was available or which could reasonably have been available and was simply not presented at the hearing for whatever reason. Such written appeal shall allege specific errors of fact, specific procedural errors, omissions from the record, errors in the interpretation of the Comprehensive Plan, or new evidence which was not available at the time of the hearing. Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a hearing will be held by the City Council at their next available, regularly scheduled meeting, <del>except for Type III Project Permits where the Hearing Examiner's decision is a recommendation to the City Council. For Type III project permits, a 'closed record' appeal of the Hearing Examiner's decision shall be held at the same regularly scheduled City Council meeting as the 'closed record' project decision hearing.</del></li> </ol> </li> <li>3. Type III Project Permits: <u>The Hearing Examiner's decision is a recommendation to the City Council and the City Council conducts an additional 'closed record' public hearing at a</u></li> </ol> </li> </ul>	RDSAP Ch. 4, P. 22 & 23

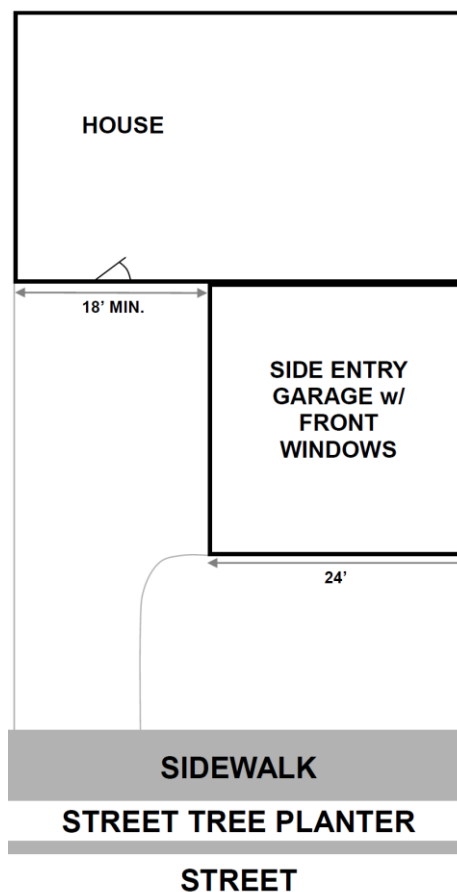
		<p><u>regularly scheduled City Council meeting to render the final decision.</u></p> <p><u>a. A motion for reconsideration by the Hearing Examiner may be submitted to the City within fourteen (14) calendar days from the date of the Hearing Examiner's recommendation decision. The motion for reconsideration shall be reviewed and decided upon by the Hearing Examiner prior to scheduling the City Council decision hearing.</u></p> <p><u>b. An appeal of the final decision of the City Council can be made to Spokane County Superior Court as outlined in Judicial Appeal below.</u></p>	
ZTA-10-0016	10-4B-5 Type IV Projects	<ul style="list-style-type: none"> <li>Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan or development regulations. Amendments to the comprehensive plan or development regulations can be requested by the City Council, Planning Commission, City Staff, or by any affected citizen on a yearly basis. Yearly review of proposed amendments shall begin in <del>July</del> April and should conclude in December. Applications for amendments shall be submitted by <del>July</del> April 1st of each year in order for the amendment to be reviewed that year. Applications for amendments submitted after <del>July</del> April 1st shall be reviewed the following year. Identified deficiencies shall be docketed for possible future plan or development regulation amendments during the project review process.</li> </ul>	<p>DC 4-22</p> <p>RDSAP Ch. 4, P. 25</p>
ZTA-10-0017	10-4D-3 Approvals Process	<ul style="list-style-type: none"> <li>A. Review of Preliminary Plat or Short Plat. Review of a preliminary plat shall be processed by means of a Type III procedure, as governed by Article 10-4B. Review of a preliminary short plat shall be processed by means of a Type I procedure, as governed by Article 10-4B. All preliminary plats and short plats shall be reviewed using approval criteria contained in Section 10-4D-5. An application for a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned unit developments, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permit simultaneous processing. <u>Contiguous parcels that have one or more common owners, one or more persons who have an interest in the entity that owns or has an ownership interest in contiguous parcels, or a developer who intends to develop contiguous properties within a five year period, must comply with the plat / subdivision requirements of this Code if the total number of resultant lots will exceed four in number. The short plat / short subdivision process shall not be used as a mechanism to avoid the requirements of the plat / subdivision requirements where there are adjacent parcels under common ownership, as</u></li> </ul>	<p>DC 4-35 &amp; 4-36</p> <p>RDSAP Ch. 4, P. 39 &amp; 41</p>

		<p><u>described herein, that, but for the property boundaries, would be required to comply with the plat / subdivision requirements. Multiple short plat applications shall not be utilized as a substitute for comprehensive subdividing in accordance with the requirements of this Code.</u></p> <p>C. Preliminary Plat and Short Plat Approval Period. Preliminary plat and short plat approval shall be effective for a period of 5 years from the date of approval, <u>or for the amount of time specified in RCW 58.17.170, on the date of approval, whichever is greater.</u> The preliminary plat or short plat shall lapse if a final plat or short plat has not been submitted within the 5-year period, <u>or for the amount of time specified in RCW 58.17.140, on the date of approval, whichever is greater.</u></p>	
--	--	---	--



ZTA-11-0001	Article 10-1C Definitions	<ul style="list-style-type: none"> <li>B. Definitions (<i>Signage</i>) <ul style="list-style-type: none"> <li><u>Commercial Off Premise Sign - A sign which carries advertisements for a business not located on the premises or parcel where the sign is located, including signs indicating the business transacted, services rendered, goods sold or produced, name of the business and/or name of the person, firm, or corporation.</u></li> <li><u>Off-Premise Sign - A sign not located on the premises or parcel of the use or activity to which the sign pertains.</u></li> <li><u>Premises - A lot of record not separated by right-of-way and owned or managed by the same individual or entity.</u></li> <li><u>Public Officer - Federal, state, county, and municipal employees.</u></li> <li><u>Window Sign - A sign applied to a window or mounted or suspended directly behind a window.</u></li> </ul> </li> </ul>	DC 1-15 to 1-48
ZTA-11-0002	10-2B-6 Development Setbacks (R1 Zone)	<ul style="list-style-type: none"> <li>A. Front Yard Setbacks <ol style="list-style-type: none"> <li>1. Minimum Setback <ol style="list-style-type: none"> <li>a. Detached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</li> <li>b. Attached (townhome) Single Family: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</li> <li>c. Clustered Housing: A minimum front yard setback of 10 feet is required; however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</li> </ol> </li> <li>2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential</u></li> </ol> </li> </ul>	DC 2-15 & 2-16

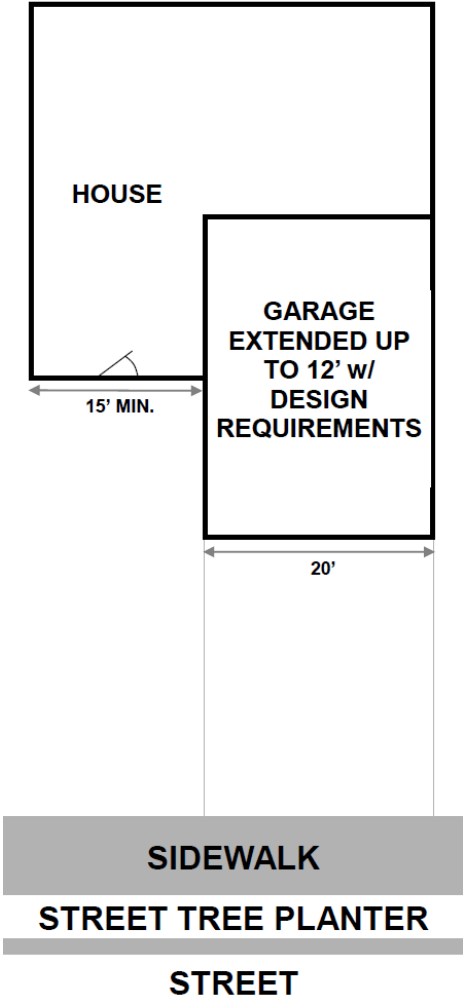
design elements outlined in subsection (3)(a - l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. ~~Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.~~ Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.



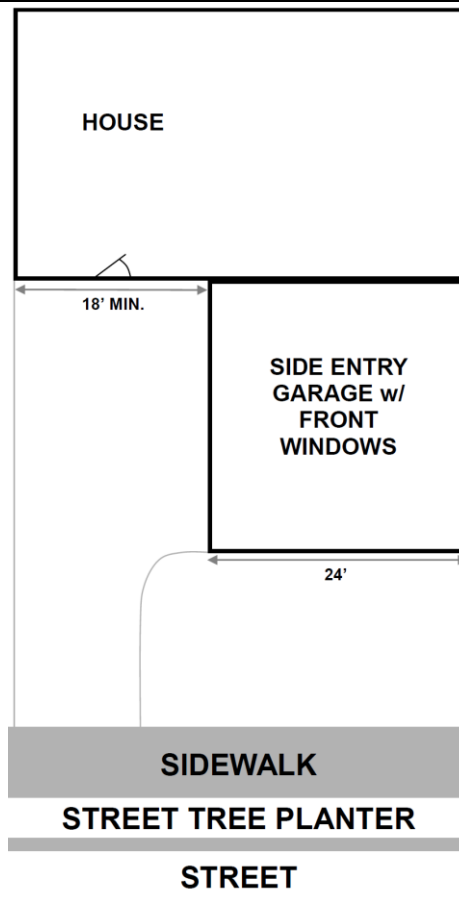
### 3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See

		<p><u>example below.</u></p> <p><u>a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window</u></p> <p><u>b. The building facade includes two or more offsets of sixteen inches or greater</u></p> <p><u>c. A minimum sixty square-foot covered front porch that is at least five feet deep</u></p> <p><u>d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)</u></p> <p><u>e. Windows on front elevations include a minimum of four-inch trim or shutters</u></p> <p><u>f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade</u></p> <p><u>g. Garage doors are painted the same color as the body color of the front elevation of the home</u></p> <p><u>h. There are a minimum of two windows in each garage door</u></p> <p><u>i. Windows in gables or dormers above the garage doors</u></p> <p><u>j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows</u></p> <p><u>k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape</u></p> <p><u>l. Each garage door is a one car width (9')</u></p>	
--	--	--	--

		 <p>HOUSE</p> <p>15' MIN.</p> <p>GARAGE EXTENDED UP TO 12' w/ DESIGN REQUIREMENTS</p> <p>20'</p> <p>SIDEWALK</p> <p>STREET TREE PLANTER</p> <p>STREET</p> <p><u>4. Detached Garages</u> and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet <u>and at least 20 feet from the back of sidewalk.</u></p> <p><u>35.</u> Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2B-9.</p>	
ZTA-11-0003	10-2C-6 Development Setbacks (R2 Zone)	<ul style="list-style-type: none"> <li>A. Front Yard Setbacks           <p><del>1. A minimum setback of 16 feet is required, except that an unenclosed porch may be within 10 feet, as long as it does not encroach into a public utility easement.</del></p> <p><u>1. Minimum Setback</u></p> <p><u>a. Detached &amp; Attached Single Family Housing; Manufactured Homes on Lots and Other Uses: A minimum front yard setback of 10 feet is required, except that an unenclosed porch may be within 5 feet, as long as it does not encroach into a public utility easement.</u></p> <p><u>b. Clustered Housing: A minimum front yard setback of 10 feet is required;</u></p> </li> </ul>	DC 2-34 to 2-36

		<p><u>however 0 feet is allowed when fronting a Home Owner Association common area. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a - l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. <del>Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.</del> Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 20 feet.</u></p>	
--	--	---	--

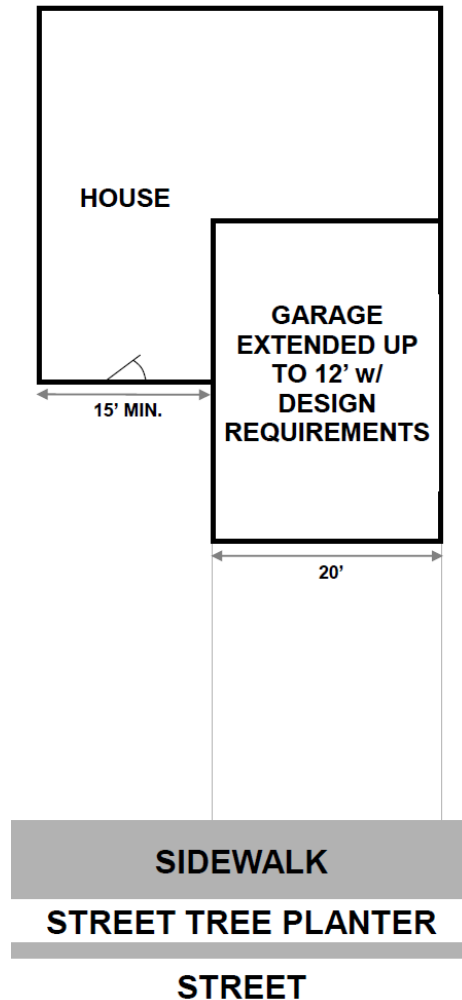


### 3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See example below.

- a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window
- b. The building facade includes two or more offsets of sixteen inches or greater
- c. A minimum sixty square-foot covered front porch that is at least five feet deep
- d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)
- e. Windows on front elevations include a minimum of four-inch trim or shutters

- f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade
- g. Garage doors are painted the same color as the body color of the front elevation of the home
- h. There are a minimum of two windows in each garage door
- i. Windows in gables or dormers above the garage doors
- j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows
- k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape
- l. Each garage door is a one car width (9')



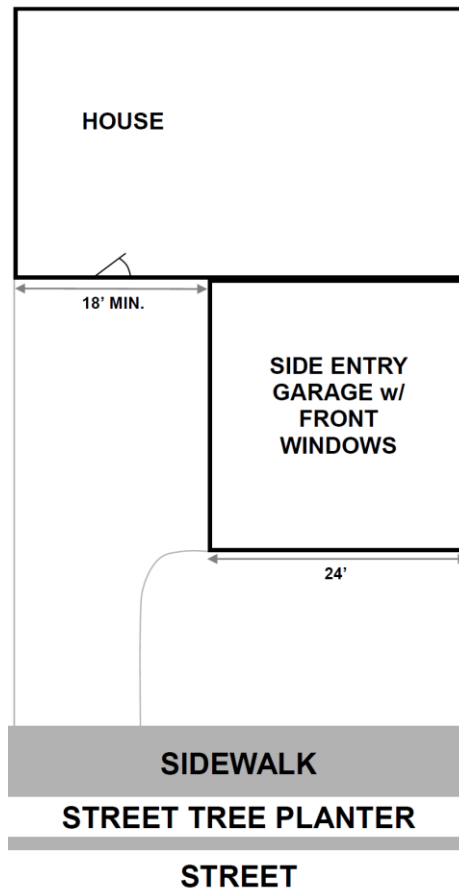
4. Detached ~~Garages~~ garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation

		<p>by a minimum of 4 feet <u>and at least 20 feet from the back of sidewalk.</u></p> <p><del>35</del>. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2C-9.</p> <p>B. Rear Yard Setbacks</p> <p>1. <u>Minimum Setback</u></p> <p><u>a. Detached Single Family Housing: Manufactured Homes on Lots and Other Uses:</u> The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).</p> <p><u>b. Attached (townhome) Single Family:</u> The minimum rear yard setback shall be 15 feet for street-access lots, and 6 feet for alley-access lots (except for accessory structures).</p> <p><u>c. Clustered Housing: A minimum rear yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. Accessory structures:</p> <p>a. Structures 120 square feet or under may be located on the rear and side property lines, so long as no eave overhangs the property line, the structure is not built on a permanent foundation, and the abutting property is protected from runoff or other intrusion.</p> <p>b. The minimum rear yard setback shall be 5 feet for all other accessory structures less than 15 feet tall and for accessory structures greater than 15 feet tall, an additional foot of rear yard setback shall be added per foot of height to a maximum of 15 feet.</p> <p>C. Side Yard Setbacks</p> <p>1. <u>Minimum Setback</u></p> <p><u>a. Detached Single Family Housing: Manufactured Homes on Lots and Other Uses:</u> The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).</p> <p><u>b. Attached (townhome) Single Family:</u> The minimum side yard setback shall be 5 feet on interior side yards and 15 feet on flanking street yards (street corner yards).</p>	
--	--	---	--



		<p><u>c. Clustered Housing: A minimum side yard setback of 0 feet is allowed. Overhanging eaves may only extend beyond the property line into a common utility/use or maintenance easement, adjacent common area or tract that is owned and maintained by the Cluster Housing Home Owner Association. No other portion of the structure may extend beyond the property line and no structures shall be located within easements.</u></p> <p>2. When zero-lot line development is permitted, the minimum side yard setbacks shall be 6 feet minimum on one side of the dwelling unit, and no setback required on the opposite side. (See standards for zero-lot line housing in Section 10-2C-3)</p> <p>D. Setback Exceptions</p> <p>The following architectural features are allowed to encroach into the setback yards: Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks, and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, subject to the front yard setback provisions in "A". Walls and fences may be placed on property lines, subject to the standards in Section 10-3C-5 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 10-3B-2, subsection N. Interior sideyard setbacks would be 0 feet for dwelling units that are attached by a common wall.</p> <p>E. Special Yards - Distance Between Buildings on the Same Lot</p> <p>To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one <del>half quarter (1/4)</del> <u>(1/4)</u> the sum of the height of both buildings; provided, however, that in no case shall the distance be less than <del>42-6</del> feet. This requirement shall also apply to portions of the same buildings separated from each other by a court, landscaped yard, or other open space.</p>	
ZTA-11-0004	10-2C-6 Development Setbacks (RD-R Zone)	<ul style="list-style-type: none"> <li>A. Front Yard Setbacks               <ol style="list-style-type: none"> <li>1. A minimum setback of 5 feet is required from the back of sidewalk on rear loaded lots.</li> <li>2. <u>Garage doors on attached garages should be accessed from alleys or face the side or rear of the property, rather than the front and be accessed from a driveway that does not exceed 20 feet wide except at the garage entrance. A side entry garage may be utilized that extends out from the furthest forward living space or covered porch on the street-facing elevation, if six (6) of the residential design elements outlined in subsection (3)(a -</u></li> </ol> </li> </ul>	RDSAP RD-R, P. 6 & 7

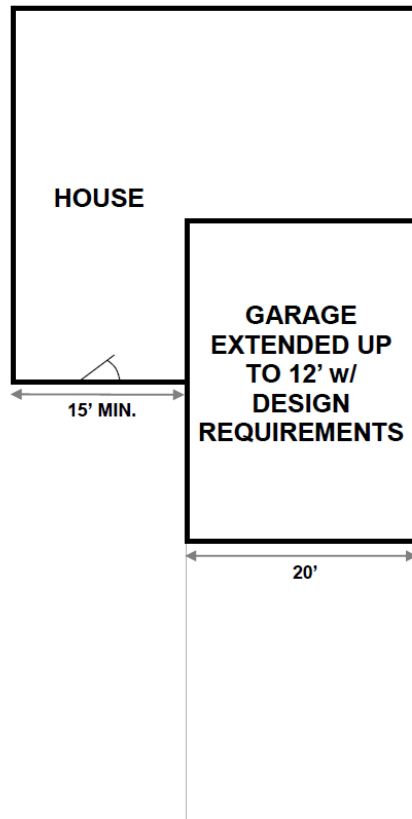
l) below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the depth of the garage / side elevation is 24', then the width of the house elevation must be at least 18' for a total structure width of 42' minimum). See example below. ~~Garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet.~~ Alternatively, garage and carport entrances may be built flush with the front building elevation when the building is set back by at least 18 feet from the back of sidewalk.



### 3. Design Requirements for Garages Extending Past the Front Elevation of Houses

A front loaded garage may extend up to twelve (12) feet in front of the furthest forward living space or covered porch on the street-facing elevation if six (6) of the residential design elements outlined below are included on the front of the structure. Additionally, the ratio of house elevation width to garage elevation width must be at least 75% in order to achieve an appropriate scale (i.e. if the width of the garage is 20', then the width of the house elevation must be at least 15' for a total structure width of 35' minimum). See

		<p><u>example below.</u></p> <p><u>a. The design of the dwelling includes dormers, which are projecting structures built out from a sloping roof housing a vertical window</u></p> <p><u>b. The building facade includes two or more offsets of sixteen inches or greater</u></p> <p><u>c. A minimum sixty square-foot covered front porch that is at least five feet deep</u></p> <p><u>d. Windows and main entrance doors that occupy a minimum of fifteen of the lineal length of the front facade (excluding any windows in a garage door)</u></p> <p><u>e. Windows on front elevations include a minimum of four-inch trim or shutters</u></p> <p><u>f. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of sixty square feet of the street façade</u></p> <p><u>g. Garage doors are painted the same color as the body color of the front elevation of the home</u></p> <p><u>h. There are a minimum of two windows in each garage door</u></p> <p><u>i. Windows in gables or dormers above the garage doors</u></p> <p><u>j. A variety of architectural elements incorporated into the front building facade design, such as knee braces, varied column types, window boxes, corbels, and raised panel garage doors with windows</u></p> <p><u>k. A direct pedestrian connection from the front door to the adjoining front sidewalk / streetscape</u></p> <p><u>l. Each garage door is a one car width (9')</u></p>	
--	--	--	--



**SIDEWALK**

**STREET TREE PLANTER**

**STREET**

4. ~~Detached Garages~~ garages and carports shall be accessed from alleys or otherwise recessed behind the front building elevation by a minimum of 4 feet and at least 18 feet from the back of sidewalk.

35. Multi-family housing and other buildings that require Site Design Review (see Section 10-4C-2), shall also comply with the building orientation standards in Section 10-2C-9.

46. Attached Single Family Clustered Housing unit setbacks shall be only for the single building elevation that is nearest to the right-of-way, auto-court lane, or street, as applicable; however no structures shall be located within easements. A minimum building front yard setback of 5 feet is required for an attached single family clustered housing unit building with rear loaded lots.

ZTA-11-0005

10-2B-7 Lot Area, Dimensions, Coverage, & Residential Density

R-1 Land Use	Lot Area	Lot Width / Depth	Lot Coverage	Residential Density
Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5000 square feet	Minimum Width: <del>50 feet at front property line</del> <u>None</u>  Maximum Depth: <del>Three (3) times the lot width, except as required to protect critical areas, etc.</del> <u>None</u>	Maximum: 40 percent	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: 6 dwelling units per acre
Attached (townhome) Single Family Housing; Clustered Housing	Minimum area: 2000 square feet  Maximum area: 7500 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None	Maximum: 60 percent *	Minimum Net Density: 4 dwelling units per acre  Maximum Net Density: 8 dwelling units per acre
Other Uses	Minimum area: None  Maximum area: 4 acres (excluding parks and recreation uses)	Minimum Width: 60 feet at front property line  Maximum Depth: None	Maximum: 70 percent	None

\* Attached Clustered Housing shall be based on the individual project boundary


10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density

R-2 Land Use	Lot Area	Lot Width / Depth	Lot Coverage	Residential Density
Detached Single Family Housing; Manufactured Homes on Lots	Minimum area: 5000 square feet  Maximum area: 10,000 square feet	Minimum Width: <del>50 feet at front property line</del> <u>None</u>  Maximum Depth: None	Maximum: 50 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
Two-Family Housing (duplex)	Minimum area: 7000 square feet  Maximum area: 12,000 square feet	Minimum Width: <del>50 feet at front property line</del> <u>None</u>  Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
Attached (townhome) Single Family Housing	Minimum area: 2000 square feet  Maximum area: 6,000 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None	Maximum: 70 percent*	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
Manufactured Home Parks	See Section 10-2C-3 for Manufactured Home Park standards.			Minimum Net Density: 6 dwelling units per acre

DC 2-18

DC 2-37

				Maximum Net Density: 12 dwelling units per acre	
ZTA-11-0006	10-2C-7 Lot Area, Dimensions, Coverage, & Residential Density				DC 2-37
	<b>R-2 Land Use</b>	<b>Lot Area</b>	<b>Lot Width / Depth</b>	<b>Lot Coverage</b>	<b>Residential Density</b>
	<b>Detached Single Family Housing; Manufactured Homes on Lots</b>	Minimum area: 5000 square feet  Maximum area: 10,000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: None	Maximum: 50 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	<b>Two-Family Housing (duplex)</b>	Minimum area: 7000 square feet  Maximum area: 12,000 square feet	Minimum Width: 50 feet at front property line  Maximum Depth: None	Maximum: 70 percent	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	<b>Attached (townhome) Single Family Housing; <u>Clustered Housing</u></b>	Minimum area: 2000 square feet  Maximum area: 6,000 square feet	Minimum Width: 20 feet at front property line  Maximum Depth: None	Maximum: 70 percent*	Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	<b>Manufactured Home Parks</b>	See Section 10-2C-3 for Manufactured Home Park standards.			Minimum Net Density: 6 dwelling units per acre  Maximum Net Density: 12 dwelling units per acre
	* <u>Attached Clustered Housing shall be based on the individual project boundary</u>				
ZTA-11-0007	10-3C-3	<ul style="list-style-type: none"><li><u><b>M. Shopping Cart Storage &amp; Return Stations.</b></u> <u>When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:</u></li></ul>			DC 3-18  RDSAP Ch. 3, P. 18

		<p><u>1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;</u></p> <p><u>2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);</u></p> <p><u>3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at anytime; and</u></p> <p><u>4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.</u></p> 	
ZTA-11-0008	<p>Article 10-3E Signage Standards</p> <ul style="list-style-type: none"> <li>• Window</li> <li>• Temporary</li> <li>• Political</li> <li>• People</li> </ul>	<ul style="list-style-type: none"> <li>• 10-3E-1 Purpose</li> </ul> <p><u>As identified in the City Comprehensive Plan, an attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulation is one method to achieve an attractive urban landscape.</u> The purpose and intent of this article is to <u>maintain or</u> enhance the visual environment of <del>residential, commercial and industrial areas</del> <u>the City of Liberty Lake, to protect the public health, safety and welfare; and to increase the effectiveness of visual communication in the City</u> while promoting commerce, traffic safety, and community identity <u>and by providing opportunities for Liberty Lake businesses, residents and property owners to appropriately display signage.</u></p> <p><u>The regulations for signs have the following specific objectives:</u></p> <ul style="list-style-type: none"> <li>• <u>To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.</u></li> <li>• <u>To have streets that appear orderly and safe, because clutter is minimized.</u></li> <li>• <u>To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.</u></li> </ul>	DC 3-33 to 3-40

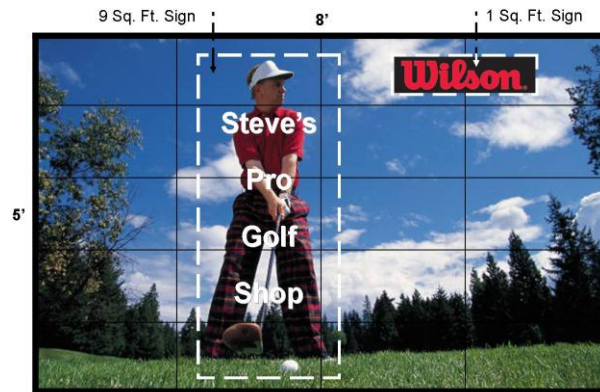
		<ul style="list-style-type: none"> <li>• <u>To allow business identification that is not unduly hindered by regulatory standards.</u></li> <li>• <u>To ensure typical communication and civic discussion is fostered in the City's residential neighborhoods.</u></li> <li>• <u>To allow signs that utilize high quality construction materials, fine architectural detailing, harmonious proportionality, and that serve a multi-modal environment.</u></li> </ul> <ul style="list-style-type: none"> <li>• 10-3E-3 Prohibited Signs <ul style="list-style-type: none"> <li>A. <u>Signs Prohibited in the City.</u> The following signs are prohibited in all zones unless otherwise specifically permitted. <ul style="list-style-type: none"> <li><u>19. Commercial off-premise signs.</u></li> </ul> </li> </ul> </li> <li>• 10-3E-4 Sign Permit Requirements <ul style="list-style-type: none"> <li>A. <u>Exempt Signs.</u> The following shall not require a sign permit provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Building Code. <ol style="list-style-type: none"> <li>1. Signs that are attached to buildings provided such signs are not more than four (4) sq. ft. in area and project not more than 2 inches from any building surface.</li> <li>2. The changing of the advertising copy or message on a lawfully erected sign, readerboard, or similar sign specifically designed for replaceable copy.</li> <li>3. Painting, repainting, or normal maintenance, unless a structural or electrical change is made.</li> <li>4. Incidental signs.</li> <li>5. Any sign located within a building not visible from the street or sidewalk.</li> <li><del>6. Temporary pennants or signs for annual City events (e.g. Farmer's Market, Pavillion Park Summer Festival, Pet Day in the Park, Liberty Lake Kite Festival, Clean Green Day).</del></li> <li><u>6. Traffic or pedestrian control signs or signals, or signs indicating scenic, historic, or public points of interest (i.e. government services, parks, recreation, schools, transportation facilities), which are erected by or on the order of a public officer in the performance of his/her public duty;</u></li> <li><u>7. Signs required by law;</u></li> <li><u>8. Official public notices, official court notices or official law enforcement notices.</u></li> </ol> </li> <li>B. <u>Temporary Signs.</u> The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required. <ol style="list-style-type: none"> <li>1. Temporary banners and temporary signs as permitted herein.</li> </ol> </li> </ul> </li> </ul>	
--	--	--	--



		<p>2. Real estate signs as permitted herein.</p> <p>3. Temporary political signs <u>as permitted herein.</u></p> <ul style="list-style-type: none"> <li>10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses           <p>A. The following signs may be permitted in any zone, subject to the limitations as provided herein.</p> <p><u>9. Permanent City Gateway Signs - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake, shall be permitted, subject to the following conditions:</u></p> <p><u>a. The signs shall be designed to achieve aesthetic harmony with a consistent design theme approved by the City Council.</u></p> <p><u>b. The signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters.</u></p> <p><u>c. The signs shall be utilized to define the City boundaries and/or announce re-occurring annual City events and be located on City property or within a City easement.</u></p> <p><u>10. Political Campaign Signs</u></p> <p><u>a. Signs promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner.</u></p> <p><u>b. Signs shall not be located on public property, within public easements, or within street right-of-way.</u></p> <p><u>c. All political campaign signage shall be removed within 14 days following the general election. If a run-off election for a candidate or initiative is required, the signs may remain until 14 days following the run-off election.</u></p> <p><u>11. Community Event Signs</u></p> <p><u>a. Community event signs shall be limited to announcing or promoting a non-profit or public sponsored community fair, festival or event, such as the Liberty Lake Spring Clean-Up, Liberty Lake Farmer's Market, Liberty Lake Community Yard Sale, Pavillion Park Summer Festival, Pet Day in the Park, Liberty Lake Days, and Winter Festival.</u></p> <p><u>b. Community event signs may be displayed no more than 8 calendar days prior to the start of the fair, festival, or event and must be removed within 2 days of the conclusion of the fair, festival, or event.</u></p> </li> </ul>	
--	--	---	--

		<p><u>c. Community event signs may be located on or over street right-of-way areas in such a manner as to not interfere with irrigation or utility lines, as determined by the City. Any sign(s) not in compliance with the standards shall be impounded by the City at the expense of the event sponsor.</u></p> <p><u>d. Community event signs shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.</u></p> <p><u>e. The signs shall be non-illuminated.</u></p> <p><u>f. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.</u></p> <p><u>g. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade, within the right-of-way.</u></p> <p><u>h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.</u></p> <p><b>B. <u>Examples of Permitted Signage.</u></b></p> <div data-bbox="761 884 875 1094" data-label="Image"> </div> <p><u>Permanent City Gateway Signs - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake designed to achieve aesthetic harmony with a consistent design theme approved by the City Council. Signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Signs shall be utilized to define the City boundaries or announce re-occurring annual City events and be located on City property or within a City easement.</u></p> <ul style="list-style-type: none"> <li>10-3E-7 Sign Standards in Mixed Use, Commercial, and Industrial Zones <p><u>E. Window Signs. Signs applied to a window or mounted or suspended directly behind a window of a business are permitted on any window of a building based on a 20% bonus to the allowed wall signage in 10-3E-7(A) above or a maximum of 10 sq. ft., whichever is less. Window signage can be placed on one or more windows as long as the aggregate area of window signage does not exceed the allowed bonus or maximum, whichever is less. Window sign size shall be calculated in the same manner as wall signage (see Section 10-3E-8, subsection C1 below). Only those portions of the window(s) which contain signage shall be calculated. Graphics or symbols</u></p> </li> </ul>	
--	--	---	--

that do not meet the definition of a sign or colored film used for shading do not reduce the amount of allowed window signage; however, the colors must comply with the Architectural Guidelines and Special Standards of the zone. Window signage can be changed throughout the year as long as the overall allowed area is maintained.



If a business is allowed 50 sq. feet of wall signage, then they would be allowed 10 sq. feet of window signage which can be placed on one or more windows up to the aggregate total of 10 sq. feet of window signage. See single window example above.

#### F. Business A-Boards

Businesses are permitted to utilize one (1) A-Board / A-Frame sign on their property if the following conditions are met:


1. Only one (1) A-Board / A-Frame sign will be permitted per business.

2. The A-Board / A-Frame sign shall not exceed three (3) feet in height and six (6) sq. ft. in area. The sign may be double-sided.

3. The A-Board / A-Frame sign shall not be lighted or contain any moving image or text.

4. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

5. The A-Board / A-Frame sign must be located on the business parcel, no further than twelve feet from the entrance to the business, unless otherwise permitted by the Director or designee for unique situations. The sign shall not be placed in a location which is within the clear view triangle or any location which will impede vehicular traffic. Further, the sign shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped. At least three (3) foot clearance width on sidewalks must be maintained. The City may require re-location of the A-Board / A-Frame sign if it is determined that an interference is occurring.

		<p>6. The A-Board / A-Frame sign shall not be located in any right-of-way.</p> <p>7. The A-Board / A-Frame sign shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of A-Board / A-Frame signs shall be required to keep their signs in a legible, intact, and well-maintained manner. Damaged signs shall be repaired or removed immediately.</p> <p>8. A sign permit application must be approved by the City prior to utilizing the A-Board / A-Frame sign.</p> 	
ZTA-11-0009	10-4D-7 Submissions and Approval Criteria: Final Plat and Short Plat & 10-4D-13 Binding Site Plans	<ul style="list-style-type: none"> <li>10-4D-7 (B) Approval Criteria,           <p>9. The applicant has supplied <u>public utility providers with the final plat/short plat and the availability of public water and public sewer has been demonstrated to be consistent with adopted levels of service</u> <del>letters of easement acceptance from the public utility companies and other documents required by affected agencies or service providers (i.e. water plans, utility plans, etc.), or approval letters;</del></p> </li> </ul>	<p>DC 4-47</p> <p>RDSAP Ch. 4, P. 55</p>
	10-4D-13 Binding Site Plans	<ul style="list-style-type: none"> <li>10-4D-13 (O) Utilities           <p>The dedication language in the final binding site plan shall include a statement indicating that utility easements for utility purveyors shall be made prior to the creation of each lot through a record of survey. If the binding site plan is finalized in one phase, easements for electric, water, sewer, gas, and similar utilities shall be illustrated on the final binding site plan. <u>The applicant shall supply public utility providers with BSP documents and the availability of public water and public sewer has been demonstrated to be consistent with the adopted levels of service.</u> <del>The utility purveyors shall indicate to the City in writing or verbally that the easements are adequate for their service needs.</del></p> </li> </ul>	<p>DC 4-54</p> <p>RDSAP Ch. 4, P. 63</p>
ZTA-11-0010	Article 10-4E Planned Unit Developments	<ul style="list-style-type: none"> <li>10-4E-1 Purpose           <p>A. <u>Purpose.</u> The purpose of this article is to implement the goals and policies of the City of Liberty Lake Comprehensive Plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential and mixed use development in order to protect and enhance environmental features, encouraging the development of affordable housing, and providing other public benefits. This article provides performance criteria to encourage</p> </li> </ul>	<p>DC 4-59 to 4-63</p> <p>RDSAP Ch. 4, P. 68 to 72</p>

		<p>flexibility in the choice of the types of living units available to the public through the planned unit development (PUD) process. More specifically, it is the purpose of this article to:</p> <ol style="list-style-type: none"> <li>1. Encourage innovative planning that results in more mixed use development, improved protection of open spaces, and greater housing and transportation options;</li> <li>2. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified living environments;</li> <li>3. Facilitate the efficient use of land;</li> <li>4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;</li> <li>5. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;</li> <li>6. Encourage energy conservation and improved air and water quality.</li> </ol> <ul style="list-style-type: none"> <li>• 10-4E-2 Applicability The planned unit development (PUD) designation is an overlay <del>zone</del> which may be applied over <del>any</del> of the City's <del>residential or mixed-use</del> zoning districts, <u>as identified in the adopted zoning matrix</u>. Existing subdivisions and lots of record on which no development has yet occurred or where adequate vacant land exists within an existing development to meet the standards and criteria of this article are eligible for PUD approval as changes of condition to the original plat, short plat, or BSP and would be processed in the same manner as a new land division application. An applicant may elect to develop a project as a PUD in compliance with the requirements of this article.</li> <li>• 10-4E-3 Review and Approvals Process <ul style="list-style-type: none"> <li>A. <u>Review Steps</u>. There are three required steps to potential PUD approval: <ol style="list-style-type: none"> <li>1. Submittal of required PUD exhibits or information, concurrent with requirements for plats, short plats, or BSP's (see Article 10-4D above).</li> <li>2. Adherence to the project permit processing steps in Article 10-4B; and</li> <li>3. The approval of preliminary subdivision plat(s), short subdivision plats, or binding site plans accompanied by PUD overlay.</li> </ol> </li> <li>B. <u>Approval Process</u>. <ol style="list-style-type: none"> <li>1. The Subdivision Plat, Short Subdivision Plat, or Binding Site Plan, as applicable, and the Planned Unit Development (PUD) overlay shall be reviewed together using the Type III procedure in Article 10-4B, the submission requirements in Section 10-4E-7, and the</li> </ol> </li> </ul> </li> </ul>	
--	--	---	--

		<p>approval criteria in Section 10-4E-8.</p> <p>2. The project shall either be approved, approved with modifications/<u>conditions</u>, or denied.</p> <ul style="list-style-type: none"> <li>10-4E-4 Allowed Uses <ul style="list-style-type: none"> <li>A. <u>In the Residential Zoning Districts.</u> In the residential zones, the following uses are allowed when they are included in an approved PUD: <ol style="list-style-type: none"> <li>1. All uses allowed in the underlying zoning district (Chapter 2);</li> <li>2. Recreational vehicle storage area for use by PUD residents with appropriate landscape screening.</li> <li>3. <u>The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property and limited or conditional use requirements may be modified if the modification is to meet the purpose of a PUD.</u></li> </ol> </li> <li>B. <u>In Other Zoning Districts.</u> In the other zoning districts where PUD's are permitted, <u>the following uses are allowed when they are included in an approved PUD:</u> <ol style="list-style-type: none"> <li>1. <u>All uses allowed in the underlying zoning district (Chapter 2);</u></li> <li>2. <u>The City may approve any use that the Comprehensive Plan specifically states is appropriate in the area that includes the subject property and limited or conditional use requirements may be modified if the modification is to meet the purpose of a PUD.</u></li> </ol> </li> </ul> </li> <li>10-4E-5 <del>Applicability of Zoning District Standards (Chapter 2)</del> Code Provision Modifications <ul style="list-style-type: none"> <li>A. <del>Zoning District Standards.</del> <u>The City may utilize a PUD Overlay to modify any of the provisions of the code if it can be demonstrated that it furthers the goals and policies of the Comprehensive Plan and meets the purpose of a PUD except the following:</u> <ol style="list-style-type: none"> <li>1. <u>The City may not modify any of the provisions of this Article; and</u></li> <li>2. <u>The City may not modify any provision of this code that specifically states that its requirements are not subject to modifications under a PUD; and</u></li> <li>3. <u>The City may not modify any of the procedural provisions of this code; and</u></li> <li>4. <u>The City may not modify any provision pertaining to the installation and maintenance of storm water retention/detention facilities; and</u></li> <li>5. <u>The City may not modify any provision pertaining to the installation of public improvements; and</u></li> <li>6. <u>The City may not modify any provision regulating signs; and</u></li> </ol> </li> </ul> </li> </ul>	
--	--	---	--

		<p><u>7. The City may not modify any provision that would be detrimental to the public health, safety, or welfare.</u></p> <p><u>PUD's shall conform to the provisions of the underlying zoning district, as follows:</u></p> <ol style="list-style-type: none"> <li><u>1. Density, lot coverage, and building size. The density, lot coverage, and building size standards of the zone shall apply. The lot coverage standards may be increased by up to 5 percent, within PUD's;</u></li> <li><u>2. The lot area and dimensional standards of the zone shall apply;</u></li> <li><u>3. The maximum building height standard shall apply; and</u></li> <li><u>4. Setbacks:</u> <ol style="list-style-type: none"> <li><u>a. Front yard and rear yard setbacks for structures on the perimeter of the project shall be the same as that required by the underlying zoning district, unless modified through the PUD review;</u></li> <li><u>b. The side yard setback provisions may not apply except that all detached structures shall meet Building Code requirements for fire walls, etc.; and</u></li> <li><u>c. Front yard and rear yard setback requirements of the underlying zoning district shall not apply to structures on the interior of the project except that:</u> <ul style="list-style-type: none"> <li><u>• A minimum front yard setback of 20 feet is required for any garage structure which opens facing a public or private street.</u></li> </ul> </li> </ol> </li> </ol> <p><u>B. Other Provisions of the Zoning District City Municipal Code.</u> All other provisions of the <u>zoning district City Municipal Code</u> shall apply, except as modified by this article.</p> <p><u>C. More than one overlay zone.</u> When more than one overlay <u>zone</u> applies to the development (i.e. <u>Specific Area Plan Overlay Zone and a PUD</u>), and standards conflict between the overlay <u>s zones</u>, the more restrictive standards shall apply (i.e., those which afford the greatest protection to identified resources and amenities, compatibility between land uses, etc.), <u>as determined by the Director/designee.</u></p> <ul style="list-style-type: none"> <li>• <u>10-4E-6 Applicability of Design Standards (Chapter 3) Density Bonus</u>  <u>Density Bonus.</u> The housing density standards shall be determined based on the densities in Chapter 2. When allowed by the Comprehensive Plan, the City may authorize a density bonus above the density allowed by Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the</li> </ul>	
--	--	--	--



		<p><del>allowable density in Chapter 2. The design standards of Chapter 3 shall apply to all PUD's. Variances shall conform to the standards and procedures of Article 10-5B. Variances.</del></p> <ul style="list-style-type: none"> <li>10-4E-7 Preliminary PUD Submission Requirements           <p>A. <u>General submission requirements.</u> The applicant shall submit an application containing all of the general information required for a Type III procedure, as governed by Article 10-4B and for a plat, short plat, or BSP, as governed by Article 10-4D, <u>as applicable</u>. In addition, the applicant shall submit the following on forms approved and provided by P&amp;CD:</p> <ol style="list-style-type: none"> <li>1. A statement of planning objectives to be achieved by the planned unit development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.</li> <li>2. A development schedule indicating the approximate dates when construction of the PUD and its various phases are expected to be initiated and completed.</li> <li>3. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD.</li> <li>4. Narrative report or letter documenting compliance with the applicable approval criteria contained in Section 10-4E-8.</li> <li>5. Special studies prepared by qualified professionals may be required by the P&amp;CD Director to determine potential traffic, geologic, noise, environmental, natural resource and other impacts, and required mitigation.</li> </ol> <p>B. <u>Additional information.</u> In addition to the general information described in Subsection "A" above, and the requirements of Articles 10-4B and 10-4D, the application shall include the following, <u>as applicable</u>:</p> <ol style="list-style-type: none"> <li>1. Conceptual site plan - may be combined with other required maps or plans outlined in Article 10-4D provided that the general land use, building envelopes, circulation, open space, utility connections, and other information necessary to convey the PUD concept are included;</li> <li>2. Grading concept (for hillside or sloping properties, or where extensive grading is anticipated); and</li> <li>3. Sign concept (e.g., locations, general size, style, and materials of signs).</li> </ol> </li> <li>10-4E-8 Preliminary PUD Approval Criteria           <p>The City shall make findings that all of the</p> </li> </ul>	
--	--	--	--

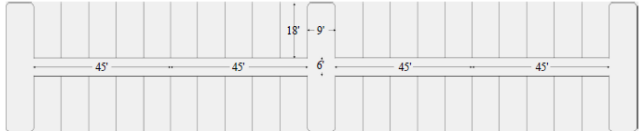


		<p>following criteria are satisfied when approving or approving with conditions, the PUD overlay. The City shall make findings that all of the criteria are not satisfied when denying an application:</p> <p>A. <u>Comprehensive Plan</u>. All relevant provisions of the Comprehensive Plan shall be met;</p> <p>B. <u>Compliance with this Article</u>. All PUD proposals shall comply with the provisions of this Article (10-4E)</p> <p>C. <u>Land Division Article</u>. All of the requirements for land divisions, as applicable, shall be met (Article 10-4D);</p> <p>D. <del>Chapter 2 Zoning and Chapter 3 Design and Maintenance Standards</del><u>Code Provision Modification Principles</u>. <del>All of the land use and design standards contained in Chapters 2 and 3 shall be met, except as modified</del><u>The code provision modifications permitted under Section 10-4E-5 and the density bonus permitted under Section 10-4E-6 for the following provisions for density bonuses shall be based on the following principles:</u></p> <p><del>1. Density Bonus. The housing density standards shall be determined based on the densities in Chapter 2. When allowed by the Comprehensive Plan, the City may authorize a density bonus above the density allowed by Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2.</del></p> <p><u>21. The criteria in subsections (a-d) below shall be used in granting density bonuses</u><del>modifications to the code provisions through a PUD. The percentage of density bonus granted shall be</del> <u>proportional to the land area used to meet the criteria requested modification(s) in subsections (a-d).</u></p> <p><u>The applicant is providing one or more of the following benefits to the City as part of the proposed PUD:</u></p> <p><u>a. The applicant is providing public facilities that could not be required by the City for development of the subject property without a PUD.</u></p> <p><u>b. The proposed PUD will preserve, enhance or rehabilitate natural features of the subject property such as significant woodlands, wildlife habitats or streams that the City could not require the applicant to preserve, enhance or rehabilitate through development of the subject property without a PUD.</u></p> <p><u>c. The design of the PUD incorporates active or passive solar energy systems.</u></p>	
--	--	---	--

		<p>d. <u>The design of the proposed PUD is superior in one or more of the following ways to the design that would result from development of the subject property without a PUD:</u></p> <ol style="list-style-type: none"> <li><u>1. Increased provision of public/common open space, streetscape, pedestrian, or recreational facilities, or preservation of viewsapes.</u></li> <li><u>2. Superior circulation patterns or location or screening of parking facilities.</u></li> <li><u>3. Superior landscaping, buffering, or screening in or around the proposed PUD.</u></li> <li><u>4. Superior architectural design, placement, relationship, or orientation of structure.</u></li> <li><u>5. Minimum use of impervious surfacing materials.</u></li> <li><u>6. Other ways that further the goals and policies of the Comprehensive Plan and meets the purpose of a PUD, as determined by the Director/designee.</u></li> </ol> <p>e. <u>The PUD incorporates workforce or specialty housing. Any PUD which proposes workforce or specialty housing shall be reviewed for its proximity to existing or planned services (i.e., shopping centers, medical centers, churches, parks, entertainment, senior centers, public transit, etc.). Housing prices and/or rents shall be controlled at these levels through Covenants, Conditions, and Restrictions (CCR) or similar instrument for a minimum of 10 years.</u></p> <p><u>2. Any adverse impacts or undesirable effects of the proposed PUD are clearly outweighed by specifically identified benefits to the residents of the City.</u></p> <ol style="list-style-type: none"> <li><del>a. A maximum of 10% of the density allowed by the zone may be approved for the provision of public open space, or protection of natural features in common open space;</del></li> <li><del>b. A maximum of 10% of the density allowed by the zone may be approved for streetscape (e.g., parkways or landscaped boulevard) development; plazas, pathways or other pedestrian amenities; or recreation area development;</del></li> <li><del>c. A maximum of 10% of the density allowed by the zone may be approved for the protection or enhancement of community views and vistas (e.g., by</del></li> </ol>	
--	--	--	--

		<p><del>providing a public view point, parkway, plaza, or open space);</del></p> <p><del>d. A maximum of 10% of the density allowed by the zone may be approved for development of affordable housing, if the housing is integrated within PUD and is a housing type typical to the development. Affordable housing is defined as housing affordable to households earning 80 percent or less of the median household income in Spokane County, or less. Such households, on average, do not spend more than 30 percent of their income on housing. Housing prices and/or rents shall be controlled at these levels through Covenants, Conditions, and Restrictions (CCR) for a minimum of 10 years.</del></p> <p><u>E. Requirements for Common Open Space.</u> Where common open space is designated, the following standards apply:</p> <ol style="list-style-type: none"> <li>1. The open space area shall be shown on the final plan and recorded with the final plat or separate instrument; and</li> <li>2. The open space shall be conveyed in accordance with one of the following methods: <ol style="list-style-type: none"> <li>a. By dedication to the City as publicly-owned and maintained open space. Open space proposed for dedication to the City must be acceptable to the P&amp;CD Director with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide a Level One Environmental Assessment), and budgetary and maintenance abilities;</li> <li>b. By leasing or conveying title (including beneficial ownership) to a corporation, home association, or other legal entity, with the City retaining the development rights to the property. The terms of such lease or other instrument of conveyance must include provisions (e.g., maintenance, property tax payment, etc.) acceptable to the City.</li> </ol> </li> </ol> <ul style="list-style-type: none"> <li>• 10-4E-9 Administrative Procedures <ol style="list-style-type: none"> <li>A. Time limit on filing of final plats, short plats, and BSP's. The time limits outlined in Article 10-4D above for filing of final plats, short plats, and BSP's shall be followed.</li> <li>B. Extension. Granting of extensions for PUD proposals shall be as outlined in Section 10-4D-3 Modifications and Extensions, for extensions on final plats, short plats, and <u>Section 10-4D-13 for BSP's.</u></li> </ol> </li> <li>• 10-4E-10 Final PUD Approval Criteria The City shall process final PUD's concurrent with the final plat, short plat, or BSP for the project and the process shall be as outlined in Article 10-4D</li> </ul>	
--	--	--	--

		above, specifically Section 10-4D-7, Submissions and Approval Criteria: Final Plat, <del>BSP</del> , and Short Plat <u>and Section 10-4D-13 for BSP's</u> . Final PUD's shall meet all conditions of approval and other requirements of the preliminary PUD.	
ZTA-11-0011	10-4I-2 Home Occupation Permits	<ul style="list-style-type: none"> <li>• <u>(J) Exemptions.</u>  <u>The following activities are exempt from the home occupation permit requirements, but shall otherwise comply with the substantive requirements of this section; provided, however, a home occupation permit may be required if a complaint is received about the activity or if activities related to the occupation otherwise qualify for a home occupation:</u> <ol style="list-style-type: none"> <li><u>1. Authors, composers and writers.</u></li> <li><u>2. After hours paperwork and similar activities performed by residents on evenings and weekends, who have a primary office elsewhere.</u></li> <li><u>3. Tutoring, teaching, music lessons, or fine arts instruction for one student or pupil or conducted not more than one time per week.</u></li> <li><u>4. Services or activities that are not performed at the residence, such as newspaper delivery, babysitting, lawn care and gardening, parties for the sale of items such as Tupperware, Mary Kay, etc., and similar services.</u></li> <li><u>5. Activities similar to 1 - 4 above, as determined by the Director/designee.</u></li> </ol> </li> </ul>	DC 4-74  RDSAP Ch. 4, P. 85
ZTA-11-0012	10-3C-3 New Landscaping	<ul style="list-style-type: none"> <li>• (E) Interior Parking Area Landscaping. Interior parking area landscaping shall contribute to the total site area requirements in D above. <ol style="list-style-type: none"> <li>The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to: <ol style="list-style-type: none"> <li>Divide and break up large expanses of paving.</li> <li>Guide traffic flow and direction.</li> <li>Promote pedestrian and vehicular safety.</li> <li>Preserve existing trees and vegetation.</li> </ol> </li> </ol> <p>Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs. Evenly distributed means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.</p> <ol style="list-style-type: none"> <li>Landscaping islands shall be installed to break up the parking area into rows of not more than 20 contiguous parking spaces or 10 spaces in one row. <ol style="list-style-type: none"> <li>Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape.</li> </ol> </li> </ol> </li> </ul>	DC 3-15

		<p>b. The minimum width for a landscape island that is parallel to a parking space shall be equivalent to the area of one parking space (e.g. 90 degree stalls are required to be a minimum of 9' x 18', therefore the landscape island shall be at least 9' x 18'). Each landscape island or peninsula shall contain a minimum of one (1) shade tree and a combination of five (5) deciduous and evergreen shrubs or groundcover.</p> <p>3. Each row of parking spaces shall be separated from one another by a six (6) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain two (2) shade trees and ten (10) shrubs distributed per 45 linear feet. Additionally, six (6) foot wide pedestrian walkways, running parallel or perpendicular to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and throughout the parking lot.</p>  <p style="text-align: center;"><i>Interior Parking Area Layout Example (without pedestrian walkways)</i></p> <p><u>Within the I (Light Industrial) Zone, the parking row landscape island / walkway requirements will not be required within internal parking lots in order to prevent interference with truck maneuverability or other factors; provided the requirements of 10-3C-3(E)(4) below are met.</u></p> <p><u>4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the interior parking area landscape requirements for individual properties within the I (Light Industrial) Zone, if the consistency and other standards of Section 10-1B-8 are met and:</u></p> <ul style="list-style-type: none"> <li><u>a. the landscaping within the parking area (excluding commercial loading and truck maneuvering areas) is at least equal to the minimum area requirements of 10-3C-3(D) above</u></li> <li><u>b. no landscape islands or peninsulas are less than 100 square feet in area</u></li> <li><u>c. no parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet - see Section 10-2J-10(C)(2)), than no parking</u></li> </ul>	
--	--	---	--

		<p><u>stall shall be located more than 100 feet from a shade tree</u></p> <p><u>d. shade trees are located at the end of parking rows, or between parking stalls, or between stalls and the property line.</u></p>	
10-3C-3 New Landscaping	<ul style="list-style-type: none"><li>• (F) <u>Perimeter Landscaping</u>. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.<ol style="list-style-type: none"><li>1. Perimeters Adjacent to Public Rights-of-way.<ol style="list-style-type: none"><li>a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, drive, or other vehicular area and the right-of-way.</li><li>b. The landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage.</li></ol></li><li>2. Perimeters Not Adjacent to Public Rights-of-way.<p>In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Director or designee. If approved by the City, landscape berms may be utilized in place of the shrub requirements. <u>In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscaping requirements for perimeters not adjacent</u></p></li></ol></li></ul>	DC 3-16	

		<u>to public rights-of-way for individual properties within the I (Light Industrial) Zone, if the consistency and other standards of Section 10-1B-8 are met.</u>	
	10-3D-3 Vehicle Parking Standards	<ul style="list-style-type: none"> <li>F. Parking Location and Shared Parking.               <ol style="list-style-type: none"> <li>Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. <u>The required parking in the Light Industrial (I) Zone classification can be reduced by 30% where parking facilities for 2 or more uses, structures or parcels of land are shared by a recorded instrument establishing joint use and access.</u></li> </ol> </li> </ul>	DC 3-29

2013. ZT0001	10-2A-4 Zoning Districts Matrix	<table><tr><th colspan="12">Zoning Districts Matrix</th></tr><tr><th>Facilities and Uses</th><th>R-1</th><th>R-2</th><th>R-3</th><th>M-1</th><th>M-2</th><th>M-3</th><th>C-1</th><th>C-2</th><th>I</th><th>P</th><th>O</th></tr><tr><td>Agriculture (actively farmed)</td><td>N</td><td>N</td><td>N</td><td>N</td><td>L</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr><tr><td>Agricultural product / craft sales stand (Farmer's market)</td><td>N</td><td>N</td><td>N</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td><td>L</td></tr><tr><td>Church / religious institution</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>N</td><td>P</td><td>N</td></tr></table>	Zoning Districts Matrix												Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O	Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N	Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L	Church / religious institution	P	P	P	P	P	P	P	P	N	P	N	DC 2-4
Zoning Districts Matrix																																																															
Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O																																																				
Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N																																																				
Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L																																																				
Church / religious institution	P	P	P	P	P	P	P	P	N	P	N																																																				
2013. ZT0002	Article 10-6D	<b>Article 10-6D — Shoreline Management</b> <del>Reserved for Shoreline Management documents adopted by the City. Consult with the City of Liberty Lake Planning &amp; Building Services for more information on the City's adopted Shoreline Management Program.</del>	DC 6-63																																																												
2013. ZT0003	10-4B-3 Project Procedure Types	<p>B. Type I Projects. Type I project permits are generally administrative decisions that usually require SEPA with minimal notice requirements, and decisions are made by the Director or his or her designee, without a public hearing. The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires no use of discretion. The following projects are classified as Type I projects:</p> <ul style="list-style-type: none"><li>1. Commercial, Industrial, Grading, &amp; other building permits that require SEPA</li><li>2. Major modifications to existing Commercial, Industrial, Grading, &amp; other building permits that require SEPA.</li><li>3. Manufactured Home Parks</li><li>4. Preliminary Binding Site Plans (BSP) or Change of Conditions to an existing BSP</li><li><u>5. Shoreline Substantial Development Permits</u></li><li><del>56.</del> Short Plats</li><li><del>67.</del> Top Soil Removals</li></ul> <p>C. Type II Projects. Type II project permit decisions are Hearing Examiner decisions that require an 'open record' public hearing before the Hearing Examiner, full public notice, and they may or may not require SEPA. The 'closed record' appeal of a Type II decision is heard by the City Council. The following projects are classified as Type II projects:</p> <ul style="list-style-type: none"><li>1. Conditional Use Permits or major modifications to an existing permit</li><li><del>2. Shoreline Permits</del><u>Revocation of a Shoreline Substantial Development Permit</u></li><li>3. Special Use Permits</li><li>4. Class B Variances</li></ul>	DC 4-7 & RDSAP Ch. 4, P. 9																																																												
2013. ZT0004	Article 10-5C Non-Conforming Uses and Development	<p>10-5C-1 Non-Conforming Uses</p> <p>Where at the time of adoption of this Code a use of land exists which would not be permitted by the regulations imposed by this Code and was lawful at the time it was established, the use may be continued as long as it remains otherwise lawful, provided:</p> <p><u>F. Non-conforming land use may be replaced by a conforming land use. When land use is brought into compliance with the current code, it may not thereafter revert to or resume a non-conforming land use, except where land has been developed and the land use</u></p>	DC 5-6																																																												



		<p><u>resumes its specific previous use and does not expand on its non-conformity.</u></p> <p>10-5C-2 Non-Conforming Development</p> <p>Previously built structures (including signs) that do not conform to the current codes may remain, provided that the structure was originally constructed and remains in conformity with the then existing codes, subject to the following provisions:</p> <p>A. Nonconforming structures may not be altered in such a manner that would increase their nonconformity under the current code. <del>Except for freestanding and monument signs;</del> <u>however</u> nonconforming structures may be changed in a manner that satisfies the current Development Code requirements or decreases the nonconformity to those requirements. Where it is determined that implementation of the current code is impractical, the applicability of the code requirements shall be determined by the Planning &amp; Community Development Director <u>or designee. Normal upkeep, repairs, maintenance, strengthening or restoration to a safe condition of any nonconforming structure or part thereof shall be permitted subject to the provisions of this section. Additionally, alterations required by law or the order of a public agency in order to meet health and safety regulations shall be permitted;</u></p> <p>B. Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent more than 50 percent of its replacement cost, as determined by the building code, it shall be reconstructed only in conformity with the Development Code unless compliance with this Development Code is not practical, as determined by the Planning &amp; Community Development Director <u>or designee</u>; and</p> <p>C. Should such structure be moved <del>or signage removed</del> for any reason and by any distance, it shall thereafter conform to the regulations of the Development Code. <u>Nonconforming signage removed for building or signage structure maintenance may be replaced after the maintenance has been completed provided no changes have been made that would increase the nonconformity of the signage.</u></p> <p>D. Conforming uses may continue to operate in a non-conforming structure as long as the provisions above are met.</p> <p><del>E. Nonconforming signs must also comply with the Development Code if one of the following trigger events occurs:</del></p> <ol style="list-style-type: none"> <li><del>1. A change in business use; or</del></li> <li><del>2. Abandonment or neglect for greater than 120 days, as determined by the P&amp;CD Director.</del></li> </ol> <p><u>E. Nothing in this section shall prevent the full restoration by reconstruction of a structure which is either listed on the National Register of Historic Places, the Washington State Register of Historic Places, the Washington State Cultural Resource</u></p>	
--	--	---	--

		<p><u>Inventory, the Washington State Historic Barn Registry, the City of Liberty Lake Cultural and Historical Heritage/Resources, or an equivalent Register of Historic Places, or is listed in a council-approved historical survey meeting the standards of the State Department of Archaeology and Historic Preservation.</u></p> <p><u>“Restoration” means reconstruction of the historic or culturally significant structure with as nearly the same visual design appearance and materials as is consistent with full compliance with the State Building Code. The reconstruction of all such historic or culturally significant structures shall comply with the life safety provisions of the State Building Code.</u></p> <p><u>10-5C-3 Non-Conforming Lots</u></p> <p><u>A. A nonconforming lot is one which met applicable zoning ordinance standards as to size, width, depth and other dimensional regulations at the date on which it was created but which, due to the passage of a zoning ordinance, the amendment thereof, or the annexation of property to the city, no longer conforms to the current provisions of the Development Code. A lot which was not legally created in accordance with the laws of the local governmental entity in which it was located at the date of the creation is an illegal lot and will not be recognized for development.</u></p> <p><u>B. Legally created lots that do not conform to the current codes are considered nonconforming lots of record and are legally buildable except as provided below:</u></p> <ol style="list-style-type: none"> <li><u>1. To be legally buildable, a lot must be in compliance with the rules and regulations of the health district. Where there is a conflict between the provisions of this section and those rules of the health district, the more restrictive rules shall apply.</u></li> <li><u>2. A structure on a nonconforming lot of record must meet Development Code requirements for the zone in which the property is located; with the exception of minimum density standards. Where it is determined that implementation of the current code is impractical, the applicability of the code requirements shall be determined by the Planning &amp; Community Development Director or designee.</u></li> <li><u>3. A lot line adjustment shall be required prior to issuance of a building permit when a nonconforming and conforming lot are abutting each other and under common ownership, and a lot line adjustment will result in both legal lots being in conformance with area, building setbacks, critical area regulations, and other applicable Development Code requirements.</u></li> <li><u>4. Where two or more abutting nonconforming lots of record are under common ownership and they are aggregated into one lot. For that single aggregated lot to be subdivided, all lots created shall conform to Development Code requirements.</u></li> </ol>	
--	--	---	--

		<u>10-5C-4 Appeals</u> <u>Decisions on Non-Conforming Uses and Development can be appealable in the same manner as an Administrative Interpretation.</u>	
2013. ZT0005	10-1B-8 Alternative Methods of Compliance	<p>10-1B-8 Alternative Methods of Compliance</p> <p>The Director or designee, <u>in consultation with the City Administrator or Building Official, as applicable</u> may accept alternative methods of complying with the development standards of this Code, provided it could be demonstrated that the alternative method is at least equivalent to such standards in terms of implementing the general purpose of the Code. The Director <u>or designee</u> shall not accept alternative methods of compliance that are inconsistent with the City Comprehensive Plan or with conditions of approval imposed through a land use action.</p> <p><u>Decisions on Alternative Methods of Compliance need to be documented in the project file and can be appealable in the same manner as an Administrative Interpretation. The Director or designee shall periodically forward decisions on Alternative Methods of Compliance to the Planning Commission and/or the Design Review Subcommittee for its information.</u></p>	DC 1-5 & RDSAP Ch. 1, P. 4
2013. ZT0006	<p>10-2E-10 Architectural Guidelines and Special Standards (M-1 Zone)</p> <p>10-2F-10 Architectural Guidelines and Special Standards (M-2 Zone)</p> <p>10-2G-10 Architectural Guidelines and Special Standards (M-3 Zone)</p>	<p>C. <u>Standards.</u> All buildings which are subject to this Section shall comply with all of the following standards. The graphics provided are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.</p> <p>1. Detailed Design.</p> <p>All buildings shall provide detailed design along the front building elevation (i.e., facing the street), as applicable. Note: the example shown above is meant to illustrate required building design elements, and should not be interpreted as a required architectural style.</p> <p>a. Corner building entrances on corner lots. Alternatively, a building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner. <u>The main entrance(s) to buildings shall be clearly delineated through architectural design and provide protection for pedestrians.</u></p> <p>b. Regularly spaced and similar-shaped windows with window hoods or trim (all building stories). Buildings that are unable to provide regularly spaced and similar-shaped windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, <u>movie theater viewing areas, light sensitive laboratories, etc.) or for structural</u></p>	DC 2-86, 2-114, & 2-143

		<p><u>reasons</u> may not be required to meet this standard-; <u>however alternatives to break up blank walls shall be provided.</u></p> <p>c. Large display windows on the ground-floor (non-residential uses only). Display windows shall be framed by bulkheads, piers and a storefront cornice (e.g., separates ground-floor from second story, as shown above). Buildings that are unable to provide large display windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, <u>movie theater viewing areas, light sensitive laboratories, etc.)</u> <u>or for structural reasons</u> may not be required to meet this standard-; <u>however alternatives to break up blank walls shall be provided.</u></p> <p>d. Decorative cornice at top of building (flat roof); or eaves provided with pitched roof.</p> <p>e. All residential buildings subject to site design review shall also comply with "2" below.</p> <p>3. Design of Large-Scale Buildings and Developments.</p> <p>All large-scale buildings and developments shall provide human-scale design by conforming to the standards in subsections a &amp; b, below. Large-scale buildings and developments are buildings with greater than 20,000 square feet of enclosed ground-floor space (i.e., "large-scale") or multiple-building developments with a combined ground-floor space (enclosed) greater than 40,000 square feet (e.g., shopping centers, public/institutional campuses, and similar developments). Multi-tenant buildings shall be counted as the sum of all tenant spaces within the same building shell.</p> <p>a. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes, as shown above. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features. Note: the example shown below is meant to illustrate examples of these building design elements, and should not be interpreted as a required architectural style.</p> <p>b. Every building elevation adjacent to a street with a horizontal dimension of more than 100 feet, as measured from end-wall to end-wall, shall have a <u>main</u> building entrance; except that building elevations that are unable to provide an entrance due to the internal function of the building space (e.g., mechanical equipment, areas</p>	
--	--	---	--

		where the public or employees are not received, etc.) <u>or for structural reasons</u> may not be required to meet this standard; <u>however alternatives to break up blank walls shall be provided.</u> Pathways shall connect all <u>public</u> entrances to the street right-of-way, in conformance with Article 10-3B - Access and Circulation and <i>Section 10-2E-9, subsection C above.</i>	
2013. ZT0007	<p>10-2H-10 Architectural Guidelines and Special Standards (C-1 Zone)</p> <p>10-2I-10 Architectural Guidelines and Special Standards (C-2 Zone)</p> <p>10-2J-10 Architectural Guidelines and Special Standards (I Zone)</p>	<p><u>C. Standards.</u> All buildings which are subject to this Section shall comply with all of the following standards. The graphics provided are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section.</p> <p>1. Detailed Design.</p> <p>All buildings shall provide detailed design along the front building elevation (i.e., facing the street), as applicable. Note: the example shown above is meant to illustrate required building design elements, and should not be interpreted as a required architectural style.</p> <p>a. Incorporate architectural features such as windows, pedestrian entrances, building off-sets, projections, detailing, change in materials or similar features, to break up and articulate large building surfaces and volumes.</p> <p>b. Corner building entrances on corner lots. A building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner. <u>The main entrance(s) to buildings shall be clearly delineated through architectural design.</u></p> <p>c. Pedestrian-scale building entrances. Recessed entries, canopies, and/or similar features shall be used at the entries to buildings in order to create a pedestrian-scale.</p> <p>2. Design of Large-Scale Buildings and Developments.</p> <p>All large-scale buildings and developments shall provide human-scale design by conforming to the standards in subsections a &amp; b, below. Large-scale buildings and developments are buildings with greater than 20,000 square feet of enclosed ground-floor space (i.e., "large-scale") or multiple-building developments with a combined ground-floor space (enclosed) greater than 40,000 square feet (e.g., shopping centers, public/institutional campuses, and similar developments). Multi-tenant buildings shall be counted as the sum of all tenant spaces within the same building shell.</p> <p>a. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes, as shown</p>	DC 2-161, 2-175, & 2-192

		<p>above. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features. Note: the example shown above is meant to illustrate examples of these building design elements, and should not be interpreted as a required architectural style.</p> <p>b. Every building elevation adjacent to a street with a horizontal dimension of more than 100 feet, as measured from end-wall to end-wall, shall have a <u>main</u> building entrance; except that building elevations that are unable to provide an entrance due to the internal function of the building space (e.g., mechanical equipment, areas where the public or employees are not received, etc.) <u>or for structural reasons</u> may not be required to meet this standard; <u>however alternatives to break up blank walls shall be provided.</u> Pathways shall connect all <u>public</u> entrances to the street right-of-way, in conformance with Article 10-3B - Access and Circulation.</p>	
2013. ZT0008	10-3C-3 New Landscaping	<p>City Development Code -</p> <p>L. Additional Requirements.</p> <p><u>1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through the Conditional Use Permit process (Article 10-4H).</u></p> <p><u>2. Reclaimed water use in landscape areas is required when available.</u></p> <p><u>3. Landscape design should take into account the integration of required trees and shrubs with required exterior lighting, as well as monument and freestanding signage.</u></p> <p><u>4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements, if the consistency and other standards of Section 10-1B-8 are met.</u></p> <p>RDSAP –</p> <p>L. Additional Requirements.</p> <p>1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through the Conditional Use Permit process (Article 10-4H).</p> <p>2. Reclaimed water use in landscape areas is required when available.</p> <p><u>3. Landscape design should take into account the</u></p>	DC 3-18 & RDSAP Ch. 3, P. 18

		<p><u>integration of required trees and shrubs with required exterior lighting, as well as monument and freestanding signage.</u></p> <p><u>4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements, if the consistency and other standards of Section 10-1B-8 are met.</u></p>	
2013. ZT0009	10-3C-4 Street Trees	<p>D. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. <u>The use of grass in street tree planters is discouraged and if necessary, shall only be utilized in a manner approved by the City.</u> Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.</p> <p>1. Spacing. The spacing of Street Trees will be in accordance with the three species size classes listed in G below, and no trees may be planted closer than the following:</p> <ul style="list-style-type: none"> <li>a. Small Trees - 30 feet</li> <li>b. Medium Trees - 40 feet</li> <li>c. Large Trees - 50 feet</li> <li>d. Exceptions - special plantings designed or approved by a landscape professional (<i>RDSAP has Landscape Architect</i>).</li> </ul> <p>2. Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three species size classes listed in G below, and no trees may be planted closer to any curb or sidewalk than the following:</p> <ul style="list-style-type: none"> <li>a. Small Trees - 2 feet</li> <li>b. Medium Trees - 3 feet</li> <li>c. Large Trees - 4 feet</li> </ul> <p><u>The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal and vertical clearances.</u></p> <p>3. Distance from Street Corners and Fire Hydrants. No Street Tree shall be planted closer than <u>35 feet of the spacing requirements identified above in subsection (D)(1) to any street-corner crosswalk, stop sign, point of curvature of intersection curblines, or point of tangency of intersection curblines.</u> No Street Trees shall be planted closer than 10 feet of any fire hydrant.</p> <p>4. Utilities. No street trees other than Small Trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within 5 lateral feet of any underground water line, sewer line, transmission line, or other utility.</p> <p>E. Soil Preparation, Planting, and Care. The developer <u>or abutting property owner, as applicable,</u> shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover</p>	DC 3-20 & RDSAP Ch. 3, P. 19



		<p>material, staking, and temporary irrigation for two years after planting. The developer <u>or abutting property owner, as applicable</u>, shall also be responsible for ensuring the tree care (pruning, watering, fertilization, and replacement as necessary) during the first two years after planting. All trees shall be maintained and cared for in accordance with City ORDINANCE NO. 124, AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, ESTABLISHING A CITY TREE ORDINANCE, <u>as amended</u>. Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. <u>Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.</u></p> <p>G. Street Tree List. The following list constitutes example Street Tree species for the City of Liberty Lake, Washington. The City of Liberty Lake is a Tree City USA and the program emphasizes native species and encourages species diversity. Similar trees may be used if permission is obtained by the Planning &amp; Community Development Department. Additional information is available in City Ordinance No. 124.</p> <p>1. Small Trees (<u>shall only be used where utility conflicts exist</u>):</p> <ul style="list-style-type: none"> <li><del>a. <i>Acer circinatum</i> – Vine Maple</del></li> <li><del>b. <i>Acer ginnala</i> – Amur Maple</del></li> <li><del>c. <i>Acer griseum</i> – Paperbark Maple</del></li> <li><del>d. <i>Acer truncatum</i> x <i>platanoides</i> "Warrenred" – Pacific Sunset Maple</del></li> <li><del>e. <i>Amelanchier alnifolia</i> – Serviceberry</del></li> <li><del>f. <i>Cercis canadensis</i> – Eastern Redbud</del></li> <li><del>g. <i>Cornus florida</i> – Flowering Dogwood</del></li> <li><del>h. <i>Malus floribunda</i> – Japanese Flowering Crabapple</del></li> <li><u><i>Crataegus x lavalleyi</i> - Lavalley Hawthorne</u></li> <li><u><i>Fraxinus excelsior</i> 'Aureaefolia' - Golden Desert Ash</u></li> <li><u><i>Fraxinus pennsylvanica</i> 'Johnson' – Leprechaun Ash</u></li> <li><u><i>Malus x 'Spring Snow'</i> – Spring Snow Crabapple</u></li> <li><del>i. <i>Prunus cerasifera</i> 'Thundercloud' - Thundercloud Flowering Plum</del></li> <li><del>j. <i>Prunus serrulata</i> 'Kansan' – Kansan or Kwansan Flowering Cherry</del></li> <li><del>k. <i>Pyrus calleryana</i> – Callery Pear</del></li> <li><del>l. <i>Pyrus calleryana</i> 'Aristocrat' – Aristocrat Pear</del></li> <li><del>m. <i>Robinia pseudoacacia</i> – Black Locust</del></li> </ul> <p>2. Medium to Large Trees:</p> <ul style="list-style-type: none"> <li><del>a. <i>Acer x freemanii</i> 'Autumn Blaze' - Autumn Blaze Maple</del></li> <li><u><i>Acer griseum</i> - Paperbark Maple</u></li> <li><del>b. <i>Acer platanoides</i> 'Crimson King' - Crimson</del></li> </ul>	
--	--	---	--



		<p>King Norway Maple</p> <p><del>e.</del> <i>Acer platanoides</i> 'Deborah' - Deborah Maple</p> <p><del>d.</del> <i>Acer platanoides</i> 'Emerald Queen' - Emerald Queen Norway Maple</p> <p><u><i>Acer rubrum</i> 'Autumn Flame' – Autumn Flame Maple</u></p> <p><del>e.</del> <i>Acer rubrum</i> 'October Glory' - October Glory Red Maple</p> <p><del>f.</del> <i>Acer rubrum</i> 'Red Sunset' - Red Sunset Red Maple</p> <p><del>g.</del> <i>Acer saccharum</i> – Sugar maple</p> <p><del>h.</del> <i>Acer saccharum</i> 'Commemoration' - Commemoration Sugar Maple</p> <p><del>i.</del> <i>Acer truncatum</i> x <i>Acer platanoides</i> 'Norwegian Sunset' - Norwegian Sunset Maple</p> <p><u><i>Acer truncatum</i> x <i>platanoides</i> "Warrenred" - Pacific Sunset Maple</u></p> <p><del>j.</del> <i>Betula nigra</i> – River Birch</p> <p><del>k.</del> <i>Cercidiphyllum japonicum</i> - Katsura Tree</p> <p><del>l.</del> <i>Fagus sylvatica</i> – European Beech</p> <p><del>m.</del> <i>Fraxinus pennsylvanica</i> 'Patmore' - Patmore Ash</p> <p><u><i>Fraxinus pennsylvanica</i> 'Cimmzam' - Cimmamon Ash</u></p> <p><del>n.</del> <i>Ginkgo biloba</i> 'Autumn Gold' - Maidenhair Tree / <u>Autumn Gold Ginkgo</u></p> <p><del>o.</del> <i>Gleditsia triacanthos</i> <del>var. inermis</del> 'Shademaster' - <u>Shademaster</u> Thornless Honeylocust</p> <p><u><i>Gleditsia triacanthos</i> 'Skycole' - Skyline Thornless Honeylocust</u></p> <p><del>p.</del> <i>Liquidambar styraciflua</i> 'Moraine' - <u>Moraine</u> American Sweetgum</p> <p><del>q.</del> <i>Liriodendron tulipifera</i> – Tulip Tree / Yellow Poplar</p> <p><u><i>Parrotia persica</i> – Persian Parrotia</u></p> <p><del>r.</del> <i>Platanus x acerifolia</i> 'Bloodgood' - <u>Bloodgood</u> London Plane Tree</p> <p><del>s.</del> <i>Prunus sargentii</i> – Sargent Cherry</p> <p><u><i>Pyrus calleryana</i> 'Autumn Blaze' - Autumn Blaze Pear</u></p> <p><u><i>Pyrus calleryana</i> 'Aristocrat' - Aristocrat Pear</u></p> <p><u><i>Pyrus calleryana</i> 'Holmford' - New Bradford Pear</u></p> <p><u><i>Pyrus calleryana</i> 'Redspire' – Redspire Pear</u></p> <p><del>t.</del> <i>Quercus palustris</i> - Pin Oak</p> <p><del>u.</del> <i>Quercus rubra</i> - Red Oak</p> <p><u><i>Tilia americana</i> 'Redmond' – Redmond Linden</u></p> <p><u><i>Tilia cordata</i> 'Greenspire' – Greenspire Linden</u></p> <p><u><i>Tilia tomentosa</i> 'Sterling' – Sterling Silver</u></p>	
--	--	---	--


		<u>Linden</u> <del>v. Zelkova serrata Japanese Zelkova</del>	
2013. ZT0010	10-3C-5 Fences and Walls	<p>B. Dimensions.</p> <ol style="list-style-type: none"> <li>1. The maximum allowable height of <u>residential</u> fences and walls is 6 feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code, as well as retaining walls exceeding 4 feet in height.</li> <li>2. The height of fences and walls within a front yard <del>setback</del> shall not exceed 4 feet (except decorative arbors, gates, etc.), as measured from the grade closest to the street right-of-way. Sight-obscuring fences shall not exceed 3 feet in height.</li> <li>3. Walls and fences to be built for required buffers shall comply with Section 10-3C-3 subsection G.</li> <li>4. Fences and walls shall comply with the vision clearance standards of Section 10-3B-2, subsection N.</li> </ol>	DC 3-22 & RDSAP Ch. 3, P. 22
2013. ZT0011	City Development Code 10-2A-4 Zoning Districts Matrix / RDSAP Section 4.1 River District Zoning Matrix	<p>Use Determinations: It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director <u>or Designee</u> may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.</p> <p><u>Accessory Uses (as defined by this Code and determined by the Director or Designee) are allowed in conjunction with a permitted, limited, or conditional use only.</u></p>	DC 2-4 & RDSAP Section 4.1, P. 1
2013. ZT0012	10-3D-3 Vehicle Parking Standards	<p>City Development Code 10-3D-3 Vehicle Parking Standards</p> <p>B. <u>Maximum Number of Parking Spaces.</u> The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided herein by more than 50%; <u>except uses in the I (Light Industrial) Zone are exempt from the maximum parking standards.</u> Unless otherwise specified, all commercial and industrial uses may exceed the maximum number of parking spaces in order to provide .5 spaces per employee during the largest shift. <del>Additionally, individual surface parking lots shall never exceed 4 acres; if</del> larger parking areas should be in a parking structure. If surface parking lots must be larger than 4 acres to meet the minimum required parking space requirements in this Code, additional landscaping shall be provided, at the discretion of the Director or his or her designee, <del>and the lots shall be separated into multiple 4 acre maximum lots.</del> Spaces</p>	DC 3-26 & RDSAP Ch. 3, P. 26


provided on-street or within parking structures do not apply towards the maximum number of allowable spaces. Parking spaces provided through “shared parking”, parking spaces for golf carts (as defined by City Ordinance 186, as amended), and electric vehicle spaces also do not apply toward the maximum number. Additionally, auto oriented sales display spaces that conform to the landscaping standards in 10-3C-3 and auto repair or outdoor vehicle storage areas that are enclosed within a building or with a solid wall or fully sight obscuring fence to a minimum height of 6 feet, do not apply toward the maximum number of parking spaces. As outlined in Article 10-5B, the Director may approve variances to the minimum or maximum standards for off-street parking through a Class A Variance.



#### RDSAP 10-3D-3 Vehicle Parking Standards

B. Maximum Number of Parking Spaces. The number of parking spaces provided by any particular use in ground surface parking lots shall not exceed the required minimum number of spaces provided herein by more than 50% 50%; except uses in the RD-C Zone are exempt from the maximum parking standards. Unless otherwise specified, all commercial and industrial uses may exceed the maximum number of parking spaces in order to provide .5 spaces per employee during the largest shift. Additionally, individual surface parking lots shall never exceed 4 acres; If larger parking areas should be in a parking structure. If surface parking lots must be larger than 4 acres to meet the minimum required parking space requirements in this Code, additional landscaping shall be provided, at the discretion of the Director or his or her designee, and the lots shall be separated into multiple 4 acre maximum lots. Spaces provided on-street or within parking structures do not apply towards the maximum number of allowable spaces. Parking spaces provided through “shared parking”, parking spaces for golf carts (as defined by City Ordinance 186, as amended), and electric vehicle spaces also do not apply toward the maximum number. Additionally, auto oriented sales display spaces that conform to the landscaping standards and auto repair or outdoor vehicle storage areas that are enclosed within a building or with a solid wall or fully sight obscuring fence to a minimum height of 6 feet, do not apply toward the maximum number of parking spaces. As outlined in Article 10-5B, the Director may

		<p><u>approve variances to the minimum or maximum standards for off-street parking through a Class A Variance.</u></p> 	
2013. ZT0013	Add City Development Code Section 10-3D-6 / RDSAP Section 10-3D-7	<p><u>Electric Vehicle Infrastructure (EVI). Electric Vehicle Infrastructure, as defined by RCW 35A.63.107 shall be allowed as an accessory use within any parking lot / area or within a garage or parking structure. Site and landscaping requirements identified in this Code shall apply, as applicable.</u></p> <p><u>A. Residential Zones. EVI in residential zones shall be limited to residential use and shall not be used for purposes of wholesale or retail sales.</u></p> <p><u>B. Other Zones. EVI for commercial and industrial uses should be designed and sized proportionately to accommodate the demand of the underlying permitted, limited, or conditional use and shall be suitable for the desired location.</u></p> <p><u>1. Design Criteria and Guidelines.</u></p> <p><u>a. Minimum Number. There is no required minimum on the number of parking stalls for electric vehicle recharge stations. Electric vehicle recharging stations may utilize required parking spaces and are exempt from maximum parking standards.</u></p> <p><u>b. Parking Space Size. Electric Vehicle charging stations should be sized the same as a regular parking space as identified in this Code.</u></p> <p><u>c. Lighting. Unless the charging station is designated as day time use only, adequate lighting shall be provided for the charging station, consistent with the standards identified in this Code.</u></p> <p><u>d. EVI Signage. Signage should be posted to identify each charging station space as an electric vehicle charging station and identify any restriction such as use limits, towing provisions etc. Signage shall be consistent with the following guidance documents: "Electric Vehicle Infrastructure: A guide for Local Government in Washington State" (July 2010) or the Manual on Uniform Traffic Control Devices (MUTCD).</u></p> <p><u>e. Notification of station specifics. Notification shall be placed on the unit to identify voltage and amperage levels, time of use, fees, safety</u></p>	DC 3-34 & Approx. RDSAP Ch. 3, P. 34

		<p><u>information and other pertinent information.</u></p> <p><u>2. Public Streets. Generally electrical vehicle charging stations should not be allowed within the publicly owned right of way. Placement of electric vehicle charging stations proposed to be located in the publicly owned right of way shall serve a public purpose and receive the approval of the City Engineer.</u></p>  <p><u>3. Maintenance. Maintenance of the electrical vehicle charging station, including but not limited to functionality of the station, shall be the responsibility of the property owner.</u></p>	
2013. ZT0014	Article 10-3E - Signage Standards	<p>10-3E-2 Applicability and General Provisions</p> <p>The signage standards shall apply to all development within the City, unless specifically exempted by City code or ordinance. A permit is required for any <del>on-premises</del> sign that is erected, re-erected, constructed, painted, posted, applied or structurally altered, <u>as identified in this article</u>. The Planning and Community Development Department shall review sign permit applications.</p> <p><u>Notwithstanding any other provision of this article or of related standards referenced in this article, applications will be reviewed only with respect to sign structure or placement, or with reference to copy only to the extent of color, size, or typeface and excluding any reference to message, category, subject, topic, or viewpoint.</u></p> <p>10-3E-7 Sign Standards for Other Zones</p> <p>Any sign which pertains only to the identification of a permitted use in any <del>non-residential zone, except for residential zones, and zone</del> and is located entirely on the property <del>(with the exception of consolidated multi-business freestanding / monument signs and Campus Monument Signs) with the use or business, is permitted</del>, provided that it complies with the following conditions:</p> <p>A. Wall Signs – Individual and Multiple Businesses.</p> <p>Wall signs for businesses are permitted on each wall of a building and for each business located entirely on the property provided the aggregate area for wall</p>	DC 3-34

		<p>signage on any one (1) property or any one (1) building does not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building façade) up to a maximum area of 150 square feet. Except for properties within the Interstate 90 Corridor where 300 square feet shall be the maximum aggregate signage area. <del>In the case of properties with Interstate 90 exposure, the maximum size for signage on walls not facing Interstate 90 shall be 150 square feet.</del> Businesses in strip commercial type structures shall be calculated separately based on their individual <del>frontage</del> <u>façade</u>. <del>The Director may administratively increase the allowed wall signage when no freestanding and/or monument sign is proposed. To improve our streetscape views by minimizing the signage clutter while continuing to provide for adequate business identification, the wall signage maximum area limitations will not apply when one monument or freestanding sign is not utilized.</del> The sign permit shall be conditioned to prohibit <del>any a</del> future freestanding and/or monument signage due to the approved increased wall signage. <u>Alternatively, an applicant may reduce the size or quantity of freestanding or monument signage and increase the size or quantity of wall signage by the same amount up to the allowed ratio identified above without a maximum area limitation.</u></p> <p>C. Freestanding / Monument Signs – Multiple Business. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 4. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards. <u>A group of businesses may consolidate their allowed freestanding / monument signs into one location to provide better overall business exposure while reducing signage clutter created by several signs as long as the maximum number and size allowed for the zone in Table 4 are not exceeded.</u></p> <p><u>G. Campus Monument Signs</u></p> <ol style="list-style-type: none"> <li><u>1. For the purpose of calculating signage, a campus is defined as a planned commercial, light industrial, or mixed use development that contains multiple parcels which encompass a minimum of one block or 10 acres of land and which some of the parcels do not have frontage on an arterial or collector street and/or some businesses within the campus are located more than 300 feet from an arterial or collector street. Typically a campus would be contained within a singular land division.</u></li> <li><u>2. A Campus Monument Sign may be utilized to provide off-site exposure to multiple parcels or businesses within a campus in an aesthetically</u></li> </ol>	
--	--	---	--



		<p><u>pleasing manner that is a coordinated effort where at least some parcels or businesses participate in the Campus Monument Sign program and the sign is designed to accommodate future participation by all properties within the campus.</u></p> <p><u>3. Campus Monument Signs may be located at primary entrances to the campus from the arterial or collector street, on private property only with the property owner's permission. Campus Monument Sign(s) shall not be located in the right-of-way. Each sign must have the same design but may include different parcels / businesses within the campus. Alternatively, the Campus Monument Sign(s), may be located on private property within the campus along the street connecting to the arterial / collector street in order to achieve the purpose of the program.</u></p> <p><u>4. The amount of allowable signage area for Campus Monument Signs shall be dependent on the total acreage of the campus and set forth as follows:</u></p> <ul style="list-style-type: none"> <li><u>a. Less than 20 acres = 36 square feet maximum</u></li> <li><u>b. 20 to 50 acres = 72 square feet maximum</u></li> <li><u>c. 51 – 75 acres = 108 square feet maximum</u></li> <li><u>d. Greater than 75 acres = 144 square feet maximum</u></li> </ul> <p><u>5. Maximum height of monument sign shall be 8.5 feet.</u></p> <p><u>6. The sign must be set back a minimum of 10 feet from the right-of-way and the area within 10 feet surrounding the sign must be landscaped. The setback may be required to be increased to comply with the clear view triangle, as determined by the City Engineer.</u></p> <p><u>7. Campus Monument Sign size shall not be calculated as part of the individual or multi-business signage. Campus Monument Signs are a separate category; however they cannot be closer than 150 feet from any other freestanding or monument sign.</u></p> <p><u>8. The sign must be a monument style that achieves aesthetic harmony with the overall campus design.</u></p> <p><u>9. An easement and/or agreement must be recorded which encompasses the area where the signage is installed, including the landscaping.</u></p> <p><u>10. A sign permit application must be submitted and approved prior to signage installation. All parcels / businesses within the campus shall be given the opportunity to participate in a Campus Monument Sign program and a listing of the parcels / businesses within the campus shall be submitted with the sign permit application that includes signatures for parcels / businesses that will be and will not be participating.</u></p>	
--	--	---	--

# City of Liberty Lake Development Code / RDSAP

## 2015 Amendments List

Initiated By / File #	Chapter / Section	Proposed Amendment	Page #
City / 2015. ZT0001	Article 10-1C Definitions	<p>B. Definitions</p> <p><b><u>Community Event</u></b> - A celebration, fair, festival, or other special event generally recognized by the community and advertised as such. Examples are the Pavillion Park Summer Festival, Easter Egg Hunt, Memorial Day Pancake Feed, Liberty Lake Yard Sale, Barefoot in the Park, Mutt Strut, Winter Festival, harvest or holiday festivals, annual sporting events and fundraisers, etc. that are recognized and advertised in the community and open to the general public.</p> <p><b><u>Marijuana Processor</u></b> - a person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.</p> <p><b><u>Marijuana Producer</u></b> - a person licensed by the state liquor control board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.</p> <p><b><u>Marijuana Retailer</u></b> - a person licensed by the state liquor control board to sell useable marijuana and marijuana-infused products in a retail outlet.</p> <p><b>Mobile sales / concessions</b> - A mobile food service establishment or <u>mobile</u> sales booth operating at a non-permanent fixed location <u>under an approved Temporary Use Permit</u>. Definition does not include espresso stands as defined herein or Solicitors / Peddlers as defined in City Ordinance 96. <del>for not more than 21 consecutive days within any one year or not more than 90 days within any one year in conjunction with a single event. Event is defined as a celebration, fair, festival, or other special event generally recognized by the community and advertised as such. Examples are the Pavillion Park Summer Festival, Easter Egg Hunt and Pancake Feed, Garage Sale Weekend, harvest or holiday festivals, etc. that are recognized and advertised in the community. Property owner consent and proper Washington State Health Department and City regulations, permits, and approvals must be obtained and complied with.</del></p>	DC 1-6 to 1-50



City / 2015. ZT0002	Chapter 2 / Section 10-2A-4 Zoning Districts Matrix  & RDSAP Section 3.4 / 4.1 - River District Zoning District Matrix	<table><tr><th>Facilities and Uses</th><th>R-1</th><th>R-2</th><th>R-3</th><th>M-1</th><th>M-2</th><th>M-3</th><th>C-1</th><th>C-2</th><th>I</th><th>P</th><th>O</th></tr><tr><td>Agriculture (actively farmed)</td><td>N</td><td>N</td><td>N</td><td>N</td><td>L</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr><tr><td><u>Marijuana Producer</u></td><td>N</td><td>N</td><td>N</td><td>N</td><td>L</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td><td>N</td></tr></table> <table><tr><th>Facilities and Uses</th><th>RD-R</th><th>RD-M</th><th>RD-C</th></tr><tr><td>Agriculture (actively farmed)</td><td>L</td><td>L</td><td>L</td></tr><tr><td><u>Marijuana Producer</u></td><td>N</td><td>L</td><td>L</td></tr></table> <ul style="list-style-type: none"><li>City Development Code Section 10-2F-3(C) - Limited Use (L) in the M-2 (Community Center Mixed Use) Zone</li><li>RDSAP Section 10-2E-3(C) - Limited Use (L) in the RD-M (River District Community Center Mixed Use) Zone</li><li>RDSAP Section 10-2I-3(C) - Limited Use (L) in the RD-C (River District Freeway Commercial) Zone</li></ul> <p><u>Marijuana Producer -</u></p> <p><u>a. Land must currently be used for agriculture (actively farmed).</u></p> <p><u>b. Marijuana production shall not be allowed as an Accessory Use.</u></p> <p><u>c. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:</u></p> <ol style="list-style-type: none"><li><u>1. Elementary or secondary school, including school bus stop locations;</u></li><li><u>2. Playground;</u></li><li><u>3. Recreation center or facility;</u></li><li><u>4. Child care center;</u></li><li><u>5. Park;</u></li><li><u>6. Public transit center, including transit bus stop locations;</u></li><li><u>7. Library;</u></li><li><u>8. Game arcade where admission is not restricted to persons age 21 and older;</u></li><li><u>9. Churches and religious facilities; or</u></li><li><u>10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.</u></li></ol> <p><u>d. Must have approval from the Washington State Liquor Control Board.</u></p> <table><tr><th>Facilities and Uses</th><th>R-1</th><th>R-2</th><th>R-3</th><th>M-1</th><th>M-2</th><th>M-3</th><th>C-1</th><th>C-2</th><th>I</th><th>P</th><th>O</th></tr><tr><td>Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Tavern / pub / liquor store</td><td>N</td><td>N</td><td>N</td><td>N</td><td>CU</td><td>CU</td><td>P</td><td>P</td><td>N</td><td>N</td><td>L</td></tr><tr><td><u>Marijuana Retailer</u></td><td>N</td><td>N</td><td>N</td><td>N</td><td>CU</td><td>CU</td><td>L</td><td>L</td><td>N</td><td>N</td><td>N</td></tr></table> <table><tr><th>Facilities and Uses</th><th>RD-R</th><th>RD-M</th><th>RD-C</th></tr><tr><td>Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)</td><td></td><td></td><td></td></tr><tr><td>Tavern / pub / liquor store</td><td>N</td><td>L</td><td>P</td></tr><tr><td><u>Marijuana Retailer</u></td><td>N</td><td>L</td><td>L</td></tr></table> <ul style="list-style-type: none"><li>City Development Code Section 10-2F-4(C) - Conditional Use (CU) in the M-2 (Community Center Mixed Use) Zone</li></ul>	Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O	Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N	<u>Marijuana Producer</u>	N	N	N	N	L	N	N	N	N	N	N	Facilities and Uses	RD-R	RD-M	RD-C	Agriculture (actively farmed)	L	L	L	<u>Marijuana Producer</u>	N	L	L	Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O	Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)												Tavern / pub / liquor store	N	N	N	N	CU	CU	P	P	N	N	L	<u>Marijuana Retailer</u>	N	N	N	N	CU	CU	L	L	N	N	N	Facilities and Uses	RD-R	RD-M	RD-C	Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)				Tavern / pub / liquor store	N	L	P	<u>Marijuana Retailer</u>	N	L	L	Multiple
Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O																																																																																																								
Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N																																																																																																								
<u>Marijuana Producer</u>	N	N	N	N	L	N	N	N	N	N	N																																																																																																								
Facilities and Uses	RD-R	RD-M	RD-C																																																																																																																
Agriculture (actively farmed)	L	L	L																																																																																																																
<u>Marijuana Producer</u>	N	L	L																																																																																																																
Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O																																																																																																								
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)																																																																																																																			
Tavern / pub / liquor store	N	N	N	N	CU	CU	P	P	N	N	L																																																																																																								
<u>Marijuana Retailer</u>	N	N	N	N	CU	CU	L	L	N	N	N																																																																																																								
Facilities and Uses	RD-R	RD-M	RD-C																																																																																																																
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)																																																																																																																			
Tavern / pub / liquor store	N	L	P																																																																																																																
<u>Marijuana Retailer</u>	N	L	L																																																																																																																

		<ul style="list-style-type: none"> <li>City Development Code Section 10-2G-4(C) - Conditional Use (CU) in the M-3 (Central Business District Mixed Use) Zone <u>Marijuana Retailer -</u> <ul style="list-style-type: none"> <li><u>a. Building or portion of mixed-use building shall not exceed 5000 square feet.</u></li> <li><u>b. Design and compatibility with neighborhood character shall be considered in the approval process.</u></li> <li><u>c. Marijuana sales shall not be allowed as an Accessory Use.</u></li> <li><u>d. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:</u> <ol style="list-style-type: none"> <li><u>1. Elementary or secondary school, including school bus stop locations;</u></li> <li><u>2. Playground;</u></li> <li><u>3. Recreation center or facility;</u></li> <li><u>4. Child care center;</u></li> <li><u>5. Park;</u></li> <li><u>6. Public transit center, including transit bus stop locations;</u></li> <li><u>7. Library;</u></li> <li><u>8. Game arcade where admission is not restricted to persons age 21 and older;</u></li> <li><u>9. Churches and religious facilities; or</u></li> <li><u>10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.</u></li> </ol> </li> <li><u>e. Must have approval from the Washington State Liquor Control Board.</u></li> <li><u>f. The use shall be subject to restrictions and conditions as may be imposed by the Hearing Examiner under Article 10-4H.</u></li> </ul> </li> <li>City Development Code Section 10-2H-3(C) - Limited Use (L) in the C-1 (Community Commercial) Zone</li> <li>City Development Code Section 10-2I-3(C) - Limited Use (L) in the C-2 (Freeway Commercial) Zone</li> <li>RDSAP Section 10-2E-3(C) - Limited Use (L) in the RD-M (River District Community Center Mixed Use) Zone</li> <li>RDSAP Section 10-2I-3(C) - Limited Use (L) in the RD-C (River District Commercial) Zone <u>Marijuana Retailer -</u> <ul style="list-style-type: none"> <li><u>a. Building or portion of mixed-use building shall not exceed 5000 square feet.</u></li> <li><u>b. Design and compatibility with neighborhood character shall be considered in the approval</u></li> </ul> </li> </ul>	
--	--	--	--

process.

c. Marijuana sales shall not be allowed as an Accessory Use.

d. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:

1. Elementary or secondary school, including school bus stop locations;
2. Playground;
3. Recreation center or facility;
4. Child care center;
5. Park;
6. Public transit center, including transit bus stop locations;
7. Library;
8. Game arcade where admission is not restricted to persons age 21 and older;
9. Churches and religious facilities; or
10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.

e. Must have approval from the Washington State Liquor Control Board.

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Manufacturing, equipment, and industrial production											
Light manufacturing & assembly	N	N	N	N	L	L	P	P	P	N	N
<i>Marijuana Processor</i>	N	N	N	N	L	L	L	L	L	N	N

Facilities and Uses	RD-R	RD-M	RD-C
Manufacturing, equipment, and industrial production			
Light manufacturing & assembly	N	L	P
<i>Marijuana Processor</i>	N	L	L

- City Development Code Section 10-2F-3(C) - Limited Use (L) in the M-2 (Community Center Mixed Use) Zone
- City Development Code Section 10-2H-3(C) - Limited Use (L) in the C-1 (Community Commercial) Zone
- RDSAP Section 10-2E-3(C) - Limited Use (L) in the RD-M (River District Community Center Mixed Use) Zone

Marijuana Processor

a. The use shall be completely enclosed within a building.

b. On parcels abutting an arterial or collector street, the facility shall only be permitted if design techniques are used to minimize perceived building mass and achieve architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the Architectural Guidelines and Special Standards section below and will

		<p><u>normally include terracing of upper floors and modulation of front facades.</u></p> <p><u>c. Marijuana processing shall not be allowed as an Accessory Use.</u></p> <p><u>d. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:</u></p> <ol style="list-style-type: none"> <li><u>1. Elementary or secondary school, including school bus stop locations;</u></li> <li><u>2. Playground;</u></li> <li><u>3. Recreation center or facility;</u></li> <li><u>4. Child care center;</u></li> <li><u>5. Park;</u></li> <li><u>6. Public transit center, including transit bus stop locations;</u></li> <li><u>7. Library;</u></li> <li><u>8. Game arcade where admission is not restricted to persons age 21 and older;</u></li> <li><u>9. Churches and religious facilities; or</u></li> <li><u>10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.</u></li> </ol> <p><u>e. Must have approval from the Washington State Liquor Control Board.</u></p> <ul style="list-style-type: none"> <li>• City Development Code Section 10-2G-3(C) - Limited Use (L) in the M-3 (Central Business District Mixed Use) Zone</li> </ul> <p><u>Marijuana Processor</u></p> <p><u>a. The use shall be completely enclosed within a building.</u></p> <p><u>b. Facilities shall be spaced a distance of 400 linear feet apart along the same street frontage and shall not be located on parcels that abut Country Vista Dr. or Liberty Lake Rd.</u></p> <p><u>c. On parcels abutting an arterial or collector street, the facility shall only be permitted if design techniques are used to minimize perceived building mass and achieve architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the Architectural Guidelines and Special Standards section below and will normally include terracing of upper floors and modulation of front facades.</u></p> <p><u>d. Marijuana processing shall not be allowed as an Accessory Use.</u></p> <p><u>e. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:</u></p> <ol style="list-style-type: none"> <li><u>1. Elementary or secondary school,</u></li> </ol>	
--	--	--	--

		<p><u>including school bus stop locations;</u></p> <p><u>2. Playground;</u></p> <p><u>3. Recreation center or facility;</u></p> <p><u>4. Child care center;</u></p> <p><u>5. Park;</u></p> <p><u>6. Public transit center, including transit bus stop locations;</u></p> <p><u>7. Library;</u></p> <p><u>8. Game arcade where admission is not restricted to persons age 21 and older;</u></p> <p><u>9. Churches and religious facilities; or</u></p> <p><u>10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.</u></p> <p><u>f. Must have approval from the Washington State Liquor Control Board.</u></p> <ul style="list-style-type: none"> <li>• City Development Code Section 10-2I-3(C) - Limited Use (L) in the C-2 (Freeway Commercial) Zone</li> <li>• City Development Code Section 10-2J-3(C) - Limited Use (L) in the I (Light Industrial) Zone</li> <li>• RDSAP Section 10-2I-3(C) - Limited Use (L) in the in the RD-C (River District Commercial) Zone</li> </ul> <p><u>Marijuana Processor</u></p> <p><u>a. The use shall be completely enclosed within a building.</u></p> <p><u>b. Marijuana processing shall not be allowed as an Accessory Use.</u></p> <p><u>c. Per City Ordinance 217, a marijuana business shall not be located within one thousand feet of the perimeter of the grounds of any of the following entities or locations:</u></p> <p><u>1. Elementary or secondary school, including school bus stop locations;</u></p> <p><u>2. Playground;</u></p> <p><u>3. Recreation center or facility;</u></p> <p><u>4. Child care center;</u></p> <p><u>5. Park;</u></p> <p><u>6. Public transit center, including transit bus stop locations;</u></p> <p><u>7. Library;</u></p> <p><u>8. Game arcade where admission is not restricted to persons age 21 and older;</u></p> <p><u>9. Churches and religious facilities; or</u></p> <p><u>10. Access points for the Centennial Trail or other public trails within the City of Liberty Lake.</u></p> <p><u>d. Must have approval from the Washington State Liquor Control Board.</u></p>	
--	--	---	--

City / 2015. ZT0003	Section 10-3B-2 Vehicular Access and Circulation	<p>G. Access Spacing</p> <p>2. Arterial and Collector Streets. Access spacing on collector and arterial streets, and at controlled intersections (i.e., with four-way stop sign or traffic signal) shall be determined based on the policies and standards contained in the City's Transportation Improvement Plan and applicable transportation standards. A minimum of 300 feet separation between driveways shall be required on arterial streets and a minimum of 150 feet separation between driveways shall be required on collector streets. A minimum of 300 feet separation between intersections on arterial and collector streets shall be required.</p> <p>a. The City may require additional separation between driveways or intersections on arterials and collectors designated as Aesthetic Corridors / Boulevards on the City Comprehensive Plan Land Use Map to allow for landscaped medians, consistent with street design and traffic safety standards.</p> <p>b. Exception. If existing parcel configuration prevents required access spacing or shared approaches, the access spacing may be reduced, as determined by the <del>P&amp;CD</del> Director / Designee. <u>The City also has the discretion to allow a decrease in the access spacing for public safety.</u></p> <p>K. <u>Driveway Openings.</u> Driveway openings or curb cuts shall be the minimum width necessary to provide the required number of vehicle travel lanes and shall comply with the City of Liberty Lake Street Standards. The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize stormwater runoff, and avoid conflicts between vehicles and pedestrians. Approach width may be increased if it is necessary to provide for shared driveways <u>or public safety</u>, as determined by the Director or designee:</p>	DC 3-5
City / 2015. ZT0004	Article 10-1C Definitions (Signage) & Article 10-3E - Signage Standards	<i>See attached proposed Development Code Signage Standards Amendments.</i>	Multiple
City / 2015. ZT0005	Article 10-4I - Miscellaneous Permits	<p>10-4I-1 Temporary Use Permits</p> <p>Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses include, but are not limited to: construction trailers, leasing offices, temporary carnivals and fairs, parking lot sales, retail warehouse sales, <u>mobile sales / concessions</u>, and seasonal sales such as Christmas tree sales and vegetable stands. <del>Three types of temporary uses require permit approval (See A, B and C)</del> <u>The uses listed below have specific requirements for Temporary Use Permit approval. The uses below and other uses listed in the Zoning Matrix may require a Temporary Use Permit with additional regulations or</u></p>	DC 4-71  RDSAP Ch. 4, P. 82

		<p><u>requirements identified in the Limited or Conditional Use.</u></p> <p>A. <u>Seasonal and Special Events.</u> These types of uses generally occur only once in a calendar year and for no longer a period than 90 days, unless approved for an extended period of time by the Director. Using the Exempt project procedure under Article 10-4B, the Director / <u>Designee</u> shall approve, approve with conditions, or deny a temporary use permit for a seasonal or special event based on findings that all of the following criteria are satisfied:...</p> <p>B. <u>Temporary Sales Office or Model Home.</u> Using the Exempt project procedure under Article 10-4B, the Director / <u>Designee</u> may approve, approve with conditions, or deny an application for the use of any real property within the City as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or tract of land within the City, based on the following criteria:...</p> <p>C. <u>Temporary Building.</u> Using the Exempt project procedure, as governed by Article 10-4B, the <del>P&amp;CD</del> Director / <u>Designee</u> may approve, approve with conditions or deny an application for a temporary trailer or prefabricated building for use on any real commercial or industrial property within the City as a temporary commercial or industrial office or space associated with the primary use on the property, based on the following criteria:</p> <p><u>D. Mobiles Sales / Concessions. Using the Exempt project procedure under Article 10-4B, the Director / Designee shall approve, approve with conditions, or deny a temporary use permit for a mobile food service establishment or mobile sales booth, based on the following criteria:</u></p> <p><u>1. Mobile food service establishment:</u></p> <p><u>a. A truck, trailer, or cart located in a non-permanent fixed location utilized primarily for the sale of food;</u></p> <p><u>b. Only permitted on public property or within the public right-of-way when associated with a community event as defined in this Code and determined by the City or when associated with sports league play; the City has the right to limit the number of mobile food service establishments and types of products;</u></p> <p><u>c. Only permitted on private property when associated with a temporary carnival or fair, parking lot or sidewalk sale, non-profit fundraiser, or a community event as defined in this Code and determined by the City;</u></p> <p><u>d. Mobile food service establishments cannot be utilized on public or private property for more than twenty one (21) consecutive days or the duration allowed within any one year for Seasonal and Special Events above, unless approved for an extended period of time by the Director / Designee;</u></p>	
--	--	---	--

e. A site plan must be submitted and the mobile food service establishment will only be permitted in a location approved by the City that allows for safe pedestrian, vehicular, and emergency access;

f. The mobile food service establishment shall contain at least one functional fire extinguisher;

g. The mobile food service establishment must have a trash and garbage disposal container capable of holding all trash and garbage generated by the operation of the concession. The container shall be emptied periodically as necessary in order to ensure, at all times, public access and use of the container;

h. The applicant must provide proof that the property-owner gave permission to use his/her property in the proposed manner; and

i. Proper Health Department and City regulations, permits, and approvals must be obtained and complied with.






## 2. Mobile sales booth:

a. A booth (including trailer, canopy, or display area) utilized for the sale or display of goods or services located in a non-permanent fixed location;

b. Only permitted on public property or within the public right-of-way when associated with a community event as defined in this Code and



		<p><u>determined by the City;</u></p> <p><u>1. The City has the right to limit the number of vendors and types of products and services. The following products and services shall be prohibited and on-site enforcement of the prohibition shall be conducted by the Liberty Lake Police Department:</u></p> <ul style="list-style-type: none"> <li><u>• Adult oriented merchandise or services</u></li> <li><u>• Drug paraphernalia</u></li> <li><u>• Hazardous materials</u></li> <li><u>• Illegal merchandise or services</u></li> <li><u>• Tobacco</u></li> <li><u>• Weapons</u></li> <li><u>• Similar products and services as listed above, as determined by the Director / designee;</u></li> </ul> <p><u>c. Only permitted on private property when associated with a temporary carnival or fair, parking lot or sidewalk sale, non-profit fundraiser, or a community event as defined in this Code and determined by the City;</u></p> <p><u>d. Mobile sales booths cannot be utilized on public or private property for more than twenty one (21) consecutive days or the duration allowed within any one year for Seasonal and Special Events above, unless approved for an extended period of time by the Director / Designee;</u></p> <p><u>e. A site plan must be submitted and the mobile sales booth will only be permitted in a location approved by the City that allows for safe pedestrian, vehicular, and emergency access;</u></p> <p><u>f. The applicant must provide proof that the property-owner gave permission to use his/her property in the proposed manner; and</u></p> <p><u>g. City regulations, permits, and approvals must be obtained and complied with.</u></p> 	
--	--	--	--

		 	
City / File # N/A	Table of Contents	<ul style="list-style-type: none"> <li>Update Table of Contents as needed</li> </ul>	TOC

Information is subject to change without notice

## Article 10-1C — Definitions

### B. Definitions.

**A-board/A-frame sign** – A self-supporting, portable sign with one or two faces adjoined at the top and displayed at an angle, which is not permanently anchored, and designed for placement near a sidewalk, plaza, or other area used by pedestrians.

**Community event sign** – Sign that announces or promotes a community event.

~~**Electronically Changeable Message Sign** – A sign upon which graphics, symbols or words can be varied upon the face or faces of a sign by a computer controller to display time, temperature, public service, community service, and commercial information.~~

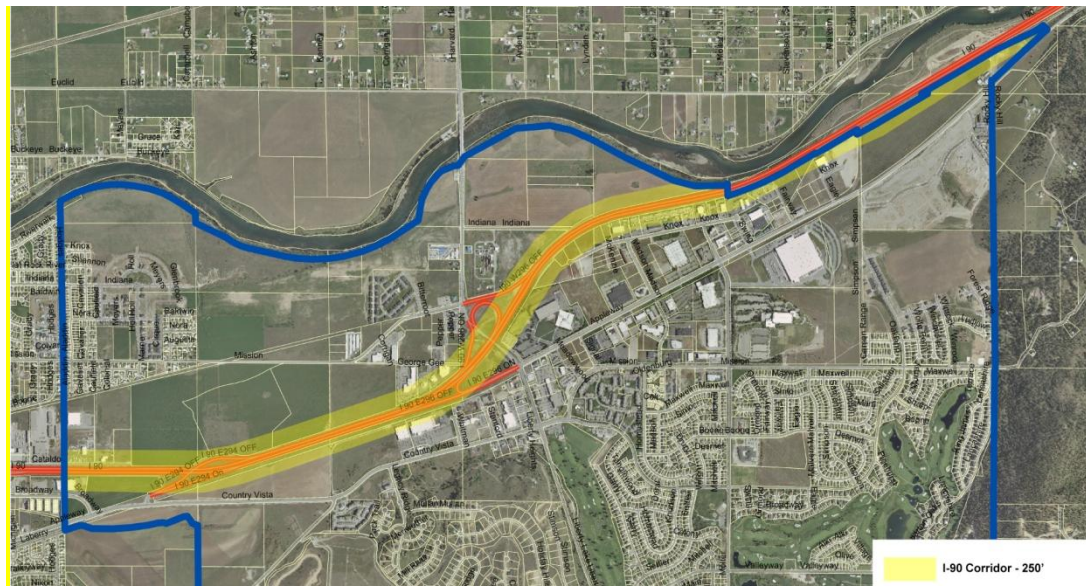
**Electronically changeable sign (Electronic Message Display)** – A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means.

**Inflatable sign** – Any object enlarged or inflated which floats, is tethered in the air, is activated by air or moving gas, or is located on the ground or on a building with or without copy or other graphic.

**Interchange Corridor** – The area 1500 feet prior to the ingress and egress points east and west bound for the City on the I-90 right of way within the Interstate 90 Corridor.

**Interstate 90 Corridor** - That portion delineated as being 250 feet beyond either side of the I-90 right-of-way that is between the east and west boundaries of the City (excluding exit and entrance ramps), as shown in map below. and properties within the C-2 / RD-C (Freeway Commercial) Zones.

*Add Interchange Corridor & Interstate 90 Corridor Map*



**Neon/exposed neon** – An electric sign consisting of gas-filled tubing exposed to view.

**Pole support** – A sign support structure that is narrower than the display surface of the sign.

**Sign / signage** - Any visual communication device, structure, or fixture which is visible from any right-of-way and is intended to aid the establishment in question in promoting the sale of products, goods, services, or events, or to identify a building using graphics, letters, figures, symbols, trademarks or written copies. Painted wall designs or patterns, which do not represent a product, service or registered trademark or which do not identify the user, shall not be considered signs. If a design or pattern is combined with a sign, only that part of the design or pattern, which cannot be distinguished from the sign, will be considered as part of the sign. This definition does not include billboards or video boards.

**Temporary banner** – A temporary sign constructed of a strip of cloth, paper, plastic, or other material which is supported between poles or fastened to buildings or other structures.

**Temporary sign** – Any non-permanently affixed sign designed or intended to be displayed for limited periods of time.

~~**Video Board** – Video board or moving picture board/screen is a large format display showing active or moving or animated images over most or all of the display surface and which has advertising images that are discernible from a moving vehicle on a public right of way.~~

## **Article 10-3E — Signage Standards**

### **Sections:**

<b>10-3E-1</b>	<b>Purpose</b>
<b>10-3E-2</b>	<b>Applicability and General Provisions</b>
<b>10-2E-3</b>	<b>Prohibited Signs</b>
<b>10-3E-4</b>	<b>Sign Permit Requirements</b>
<b>10-3E-5</b>	<b>Signs Permitted in All Zones in Connection with Specific Uses</b>
<b>10-3E-6</b>	<b>Sign Standards in Residential Zones</b>
<b>10-3E-7</b>	<b>Sign Standards in Mixed Use, Commercial, and Industrial Zones</b>
<b>10-3E-8</b>	<b>Sign Location, Setback, Area Calculations, and Maintenance Standards</b>
<b>10-2E-9</b>	<b>City Wayfinding Signage Program</b>

### **10-3E-1 Purpose**

As identified in the City Comprehensive Plan, an attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulation is one method to achieve an attractive urban landscape. The purpose and intent of this article is to maintain or enhance the visual environment of the City of Liberty Lake, to protect the public health, safety and welfare; and to increase the effectiveness of visual communication in the City while promoting commerce, traffic safety, and community identity and by providing opportunities for Liberty Lake businesses, residents and property owners to appropriately display signage.

The regulations for signs have the following specific objectives:

- To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.
- To have streets that appear orderly and safe, because clutter is minimized.
- To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.
- To allow business identification that is not unduly hindered by regulatory standards.
- To ensure typical communication and civic discussion is fostered in the City's residential neighborhoods.
- To allow signs that utilize high quality construction materials, fine architectural detailing, harmonious proportionality, and that serve a multi-modal environment.

### **10-3E-2 Applicability and General Provisions**

The signage standards shall apply to all development within the City, unless specifically exempted by City code or ordinance. A permit is required for any sign that is erected, re-erected, constructed, painted, posted, applied or structurally altered, as identified in this article. The

Planning and Community Development Department shall review sign permit applications.

Notwithstanding any other provision of this article or of related standards referenced in this article, applications will be reviewed only with respect to sign structure or placement, or with reference to copy only to the extent of color, size, or typeface and excluding any reference to message, category, subject, topic, or viewpoint.

### **10-3E-3 Prohibited Signs**

A. Signs Prohibited in the City. The following signs are prohibited in all zones unless otherwise specifically permitted.

1. Signs, which by coloring, lighting, shape, wording or location resemble or conflict with traffic control signs or devices.
2. Signs that create a safety hazard for pedestrian or vehicular traffic.
3. Flashing signs.
4. Flashing or neon lighting used as an alternative to signage. Exposed neon on signs.
5. Portable signs exceeding six (6) square feet.
6. Readerboards signs (except as permitted herein).
7. All ~~freestanding~~ electronically changeable message signs (except where permitted herein).
8. Signs attached to or placed on a vehicle or trailer parked on public or private property, provided that this provision shall not be construed as prohibiting the identification of a firm or its product on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from these provisions.
9. Roof signs.
10. Freestanding Signage with unconcealed pole supports.
11. ~~Video Boards~~ Rotating, spinning, or motorized signs.
12. Billboards.
13. Signs attached to towers or wireless communication support towers.
14. Inflatable signs.
15. A-frame signs (except as permitted herein).
16. Signs attached to benches that advertise businesses, goods, services, etc.
17. Signage in residential areas (except as permitted herein).
18. Temporary signage (except as permitted herein).
19. Commercial off-premise signs.

#### ~~B. Examples of Prohibited Signage~~

~~Readerboards~~

~~Billboards~~

~~Inflatable Signs~~





**Electronic  
Changeable**

**Unconcealed  
Pole Supports**

**Video  
Boards**

## **B. Examples of Prohibited Signage**

**Portable Signs**



**Billboards**



**Inflatable Signs**



**Readerboards**



**Unconcealed Pole Signs**



**Rotating Motorized Signs**



## **10-3E-4 Sign Permit Requirements**

A. Exempt Signs. The following shall not require a sign permit provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Building Code.

1. Signs that are attached to buildings provided such signs are not more than four (4) sq. ft. in area and project not more than 2 inches from any building surface.
2. The changing of the advertising copy or message on a lawfully erected sign, readerboard, or similar sign specifically designed for replaceable copy.
3. Painting, repainting, or normal maintenance, unless a structural or electrical change is made.
4. Incidental signs.
5. Any sign located within a building not visible from the street or sidewalk.
6. Traffic or pedestrian control signs or signals, or signs indicating scenic, historic, or public points of interest (i.e. government services, parks, recreation, schools, transportation facilities), which are erected by or on the order of a public officer in the performance of his/her public duty;
7. Signs required by law;

8. Official public notices, official court notices or official law enforcement notices.

B. Temporary Signs. The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required.

1. Temporary banners and temporary signs as permitted herein.
2. Real estate signs as permitted herein.
3. Temporary political signs as permitted herein.

C. Required Submittals for Sign Permits.

1. Completed & Signed Application with owner and contractor Information, project description, site address / location, etc., square footage of building façade, proposed sign type, area, etc., and value of sign.
2. Plans for the signs with dimensions
3. Building elevations with dimensions (wall signs)
4. Setbacks (freestanding / monument signs)
5. Site Clearance (freestanding / monument signs)
6. Site Map (freestanding / monument signs)
7. Attachment Illustration (wall signs)
8. Engineering (freestanding signs)

9. All permits for electronically changeable signs shall:

a. Provide evidence of manufacture and installation in compliance with NFPA 70, the National Electric Code (NEC).

b. Provide a Nationally Recognized Testing Laboratory (NRTL) file number from the sign manufacturer.

10. For signs intended to be visible from I-90, documentation from the Washington State Department of Transportation that the proposed sign complies with the Scenic Vistas Act, RCW 47.42.

#### **10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses**

A. The following signs may be permitted in any zone, subject to the limitations as provided herein.

1. Temporary Banners, Flags, Pennants and Searchlights -
  - a. A temporary banner, flag, or pennant may be permitted for by the Planning and Community Development Director for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions and banners shall not exceed 75 square feet in size. Except for properties within the Interstate 90 Corridor where 150 square feet shall be the maximum size. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
  - b. A searchlight may be permitted by the Planning and Community Development Director for temporary on-premises use only not exceeding three (3) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions.

A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.

2. Temporary Construction Site Signs - One on premises construction sign that identifies the future use of a site, architects, engineers, contractors, financial institutions, and other individuals or firms involved with the construction of a project, may be approved under the following conditions:
  - a. The sign shall be a maximum area of thirty-two (32) square feet and shall not exceed six (6) feet above grade of the lot or parcel on which the sign is located.
  - b. The sign shall not include advertisement of any products, during the actual construction period.
  - c. The sign shall be removed prior to an occupancy permit being issued.
  - d. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
3. Temporary Real Estate Wall Signs - Within all zones, excluding Residential Properties / Uses, a temporary real estate sign located on a wall or in a window advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
  - a. The sign shall be located on the premises being sold or leased.
  - b. The banner or wall sign shall be flush mounted to the building wall surface below the roof eave and oriented to minimize visual exposure to existing residential areas.
  - c. The sign shall be non-illuminated.
  - d. The sign shall not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet.
  - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
  - f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.
4. Temporary Real Estate Freestanding Signs (Residential Properties / Uses) - A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
  - a. The sign shall be located on the premises being sold or leased.
  - b. Only 1 sign per frontage road, per parcel shall be permitted.
  - c. The sign shall be non-illuminated.
  - d. The sign shall be limited in size to five (5) square feet and limited in height to six (6) feet above grade. A sixteen (16) square foot sign limited in height to six (6) feet above grade is allowed on property of five (5) acres or more, with or without a dwelling on-site.
  - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
  - f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.
5. Temporary Real Estate Freestanding Signs (Commercial & Industrial Properties / Uses) - A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
  - a. The sign shall be located on the premises being sold or leased.



- b. Only 1 sign per frontage road, per parcel shall be permitted.
  - c. The sign shall be non-illuminated.
  - d. The sign shall be limited in size to sixteen (16) square feet and limited in height to six (6) feet above grade on sites less than one (1) acre. A thirty two (32) square foot sign limited in height to six (6) feet above grade is allowed on property of one (1) acre or more. Within the Interstate 90 Corridor, the sign shall be limited in size to ninety six (96) square feet and limited in height to sixteen (16) feet.
  - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
  - f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Planning and Community Development Director may extend the one (1) year time period upon written request by the owners/ developers of the project.
6. Real Estate Open House/ Directional Sign
- a. Temporary open house/ directional sign(s) shall be allowed on the access street(s) to property that is for sale, lease, or rent while that property is open for inspection during an otherwise advertised "open house" or similar, non-recurring event. A maximum of three (3) open house / directional signs may be used for such "open house".
  - b. Such sign(s) shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic
  - c. The sign shall be non-illuminated.
  - d. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.
  - e. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade.
  - f. Such sign(s) shall not be considered temporary if advertising the same property, or portions thereof, for more than two (2) consecutive days, remains in place overnight, or is utilized for more than ten (10) days in any calendar month.
  - g. The above standards shall also apply to the advertisement of designated model homes or subdivision sales offices.
  - h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.
  - i. Any sign(s) not in compliance with the above standards shall be impounded by the City at the expense of the individual or entity advertising the sale of the property.
7. Bulletin Boards - Bulletin boards may be permitted on the premises of public, charitable or religious institutions, subject to the following:
- a. Such sign shall contain not more than thirty-two (32) square feet in area on a face and may be double-faced.
  - b. No part of the sign shall exceed a height of six (6) feet above the grade.
  - c. The sign, if lighted, shall use low-intensity lighting.
8. Permanent Residential Subdivision or Area Name Signs - Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, shall be permitted, subject to the following conditions:
- a. The sign shall be designed to achieve aesthetic harmony with the identifying neighborhood
  - b. The sign shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters
  - c. The sign shall be located in a maintained landscaped area.

9. Permanent City Gateway Signs / Community Message Boards - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake or locations approved by the City Council, shall be permitted, subject to the following conditions:

- a. The signs shall be designed to achieve aesthetic harmony with a consistent design theme approved by the City Council.
- b. The signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Alternately, the name plate or lettered area may be an electronically changeable sign, provided the standards for electronically changeable sign controls of this code are met (10-3E-7, Subsection H-2).
- c. The signs shall be utilized to define the City boundaries and/or announce ~~re-occurring annual~~ City events or other public service announcements and be located on City-public property or within a City easement.

10. Political Campaign Signs

- a. Signs promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner.
- b. Signs shall not be located on public property, within public easements, or within street right-of-way.
- c. All political campaign signage shall be removed within 14 days following the general election. If a run-off election for a candidate or initiative is required, the signs may remain until 14 days following the run-off election.

11. Community Event Signs

- a. Community event signs shall be limited to announcing or promoting ~~a non-profit or public sponsored community fair, festival or event, such as the Liberty Lake Spring Clean Up, Liberty Lake Farmer's Market, Liberty Lake Community Yard Sale, Pavillion Park Summer Festival, Pet Day in the Park, Liberty Lake Days, and Winter Festival.~~ community events, as defined in Article 10-1C of this Code.
- b. Community event signs may be displayed no more than 8 calendar days prior to the start of the fair, festival, or event and must be removed within 2 days of the conclusion of the fair, festival, or event.
- c. Community event signs may be located on or over street right-of-way areas in such a manner as to not interfere with irrigation or utility lines, as determined by the City. Any sign(s) not in compliance with the standards shall be impounded by the City at the expense of the event sponsor.
- d. Community event signs shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.
- e. The signs shall be non-illuminated.
- f. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.
- g. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade, within the right-of-way.
- h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.

B. Examples of Permitted Signage.

<p><b>Permanent City Gateway Signs</b></p> 	<p><b>Real Estate Sign</b></p> 	<p><b>Temporary Banners, Flags, Pennants, and Searchlights</b></p> 
	<p><b>Construction Site Sign</b></p> 	<p><b>Permanent Residential Subdivision or Area Name Signs</b></p> 



~~Permanent City Gateway Signs~~

~~Decorative City signs of a permanent character at the entrances to the City of Liberty Lake designed to achieve aesthetic harmony with a consistent design theme approved by the City Council. Signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Signs shall be utilized to define the City boundaries or announce re-occurring annual City events and be located on City property or within a City easement.~~

~~Real Estate Sign~~

~~Temporary sign advertising a sale of property, 5-acre + property, 16-sq. ft. max. size, and 6 ft. max height above grade~~

~~Construction Site Sign~~

~~Temporary sign removed prior to occupancy, identifying the future use of a site, 32-sq. ft. max size, and 6 ft. max height above grade~~



~~Temporary Banners, Flags, Pennants, and Searchlights~~  
~~Temporary use that must be permitted for by the Planning & Community Development Director 30-day max use.~~  
~~Display cannot have an adverse impact on nearby residences or institutions~~



~~Permanent Residential Subdivision or Area Name Signs~~  
~~Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, designed to achieve aesthetic harmony with the identifying neighborhood, consist of decorative masonry walls, concrete, rock, or wood. Sign must have indirectly lighted or non-illuminated name plates or letters. Sign must be located in a maintained landscaped area.~~

### 10-3E-6 Sign Standards in Residential Zones

Sign structures are permitted in the residential zones in accordance with the following uses and standards:

- A. Nameplates. A nameplate, which indicates no more than the name and address of the occupant of the premises, is permitted, provided that such sign shall not exceed a maximum area of three (3) square feet.
- B. Permitted Signs by Use. The following categories of uses are defined to apply to signage standards provided in Tables 1 and 2 below:
  1. Semi-Public uses include a church, public park, multiple-family dwelling, dormitory, fraternity, sorority, nursing home, retirement apartment, public building, child day-care center, family day-care provider, nonprofit community hall or lodge, animal clinic, cemetery, sanitarium.
  2. School/Public uses include a school (kindergarten through university), hospital, police station, fire station, post office or public golf course, incinerator, solid waste recycling transfer site, or landfills.
  3. Office uses include a business or professional office.
  4. Commercial Use/Other shall include commercial uses other than those listed in above and other than home industry or home profession.
- C. Wall Signs. On-Premises wall signs are permitted not to exceed the maximum number and size as shown in Table 1 below. Wall signs shall be unlighted or have low-intensity lighting, and shall be placed flat against the outside wall of the main building.

TABLE 1 Use	Max # of Signs	Max Sign Area
Semi-Public	1	10 sq. ft.
Schools/Public Use	1	20 sq. ft.
Office	1*	16 sq. ft.**

Commercial Uses, Other	1	20 sq. ft.
------------------------	---	------------

\* Multiple office complexes shall be allowed one wall sign per building.

\*\* An office building containing four (4) or more offices shall be allowed a maximum aggregate sign area of 64 sq. ft.

D. Monument Signs. On-Premises monument signs are permitted not to exceed the maximum number, size, and height as shown in Table 2 below. On-Premises monument signs shall be unlighted or have low-intensity lighting.

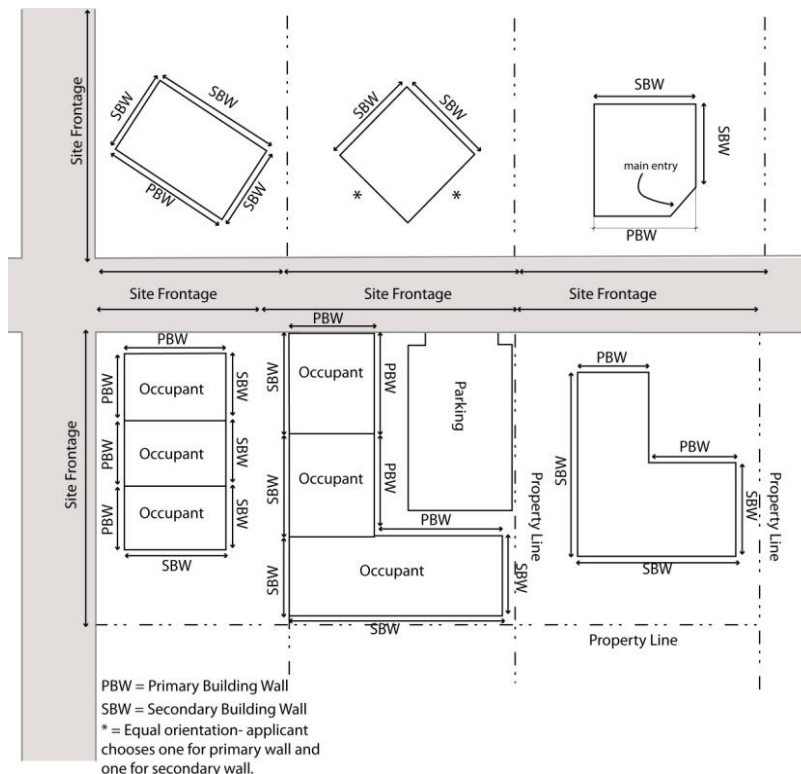
<b>TABLE 2 Use</b>	<b>Max # of Signs</b>	<b>Max Sign Area</b>	<b>Max Sign Height</b>
Semi-Public	1	16 sq. ft.	6 feet
Schools/Public Use	1	32 sq. ft.	6 feet
Office	1	32 sq. ft.	6 feet
Commercial Uses, Other	1	32 sq. ft.	6 feet

**10-3E-7****Sign Standards for Other Zones**

Any sign which pertains only to the identification of a permitted use in any non-residential zone and is located entirely on the property (with the exception of consolidated multi-business freestanding / monument signs and Campus Monument Signs), provided that it complies with the following conditions:

A. Wall Signs – Individual and Multiple Businesses. ~~Wall signs for businesses are permitted on each wall of a building and for each business located entirely on the property provided the aggregate area for wall signage on any one (1) property or any one (1) building does not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building façade) up to a maximum area of 150 square feet. Except for properties within the Interstate 90 Corridor where 300 square feet shall be the maximum aggregate signage area. Businesses in strip commercial type structures shall be calculated separately based on their individual façade. To improve our streetscape views by minimizing the signage clutter while continuing to provide for adequate business identification, the wall signage maximum area limitations will not apply when one monument or freestanding sign is not utilized. The sign permit shall be conditioned to prohibit a future freestanding and/or monument sign due to the approved increased wall signage. Alternatively, an applicant may reduce the size or quantity of freestanding or monument signage and increase the size or quantity of wall signage by the same amount up to the allowed ratio identified above without a maximum area limitation.~~

1. Wall Area - Wall area is calculated by multiplying the height of the primary building wall by the length of the primary building wall. In the case of multi-story buildings or buildings taller than 30 feet only the first 30 feet shall be used to calculate wall area. Walls are defined as either primary or secondary as provided in Figure A-1.



**Figure A-1 – Primary and secondary building walls**

## 2. Wall Sign Standards

<b>TABLE 3</b>	<b>Total Square Feet</b>	<b>Maximum Sign Area **</b>	<b>Maximum Copy Lines</b>
<u>All Non-Residential Zones</u>	<u>1 sq ft sign area per 10 sq ft of PBW</u>	<u>150 sq ft</u>	<u>3 lines per sign</u>
<u>Interstate 90 Corridor*</u>	<u>1 sq ft sign area per 10 sq ft of PBW and SBW</u>	<u>150 sq ft per PBW and 300 sq ft per SBW</u>	<u>3 lines per sign</u>

\* Within the Interstate 90 Corridor, the Primary Building Wall is the side of the building that provides access to the business.

\*\* See sub-section (A)(4) below

### 3. Building Façade – Wall signs must be mounted parallel to building façade.

4. Exchange Ratio – To improve streetscape views by minimizing sign clutter while continuing to provide for adequate business identification, applicants may exchange one freestanding or one monument sign for an exemption to the wall sign maximum area limitations, or reduce the size or quantity of freestanding or monument signage and increase the size or quantity of wall signage by the same amount. The sign permit shall be conditioned to prohibit a future freestanding and/or monument sign due to the approved increased wall signage.

5. Wall Signs Facing Residential Zones – Wall signs facing a residential zoning district shall not exceed twenty-five percent (25%) of the maximum square footage allowed.

B. Freestanding / Monument Signs – Individual Business. One (1) on-premises freestanding / monument sign for an individual business is permitted, not to exceed the area and height limits as provided in Table ~~3-4~~ below.

<b>TABLE <del>3-4</del></b> <b>Zone</b>	<b>Max Sign Area</b>	<b>Max Sign Height</b>	<b>Sign Type</b>
M-1	50 sq. ft.	8.5 feet	monument
M-2 / M-3 / <u>RD-M</u>	75 sq. ft.	8.5 feet	monument
C-1 / C-2 / I / P / O / <u>RD-C</u>	75 sq. ft.	8.5 feet	monument
M-2 / C-2 / P / <u>RD-C*</u>	150 sq. ft.*	30 feet*	freestanding*

~~\*Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor~~

C. Freestanding / Monument Signs – Multiple Business. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table ~~4-5~~. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards. A group of businesses may consolidate their allowed freestanding / monument signs into one location to provide better overall business exposure while reducing signage clutter created by several signs as long as the maximum number and size allowed for the zone in Table ~~4-5~~ are not exceeded.

<b>TABLE <del>4-5</del></b> <b>Zone</b>	<b>Max # of Signs</b>	<b>Max Sign Area</b>	<b>Max Sign Height</b>	<b>Sign Type</b>
M-1	1	75 sq. ft.	8.5 feet	monument



M-2 / M-3 / <u>RD-M</u>	1 per street frontage	100 sq. ft.	8.5 feet	monument
C-1 / C-2 / I / P / O / <u>RD-C</u>	1 per street frontage	100 sq. ft.	8.5 feet	monument
M-2 / C-2 / P / <u>RD-C*</u>	1 per I-90 frontage*	250 sq. ft.*	30 feet*	freestanding*

~~\* Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor.~~

Figure C-1 – Example of maximum allowed signage on a parcel with single street frontage.

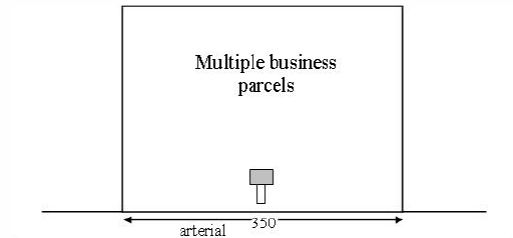
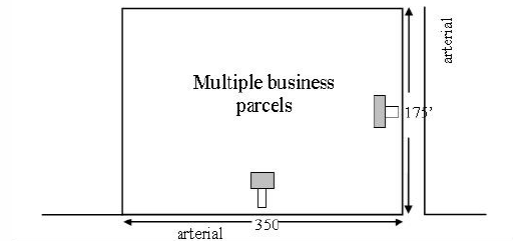


Figure C-2 – Example of maximum allowed signage on a parcel with dual frontage.



#### D. Large-Scale Retail Establishments

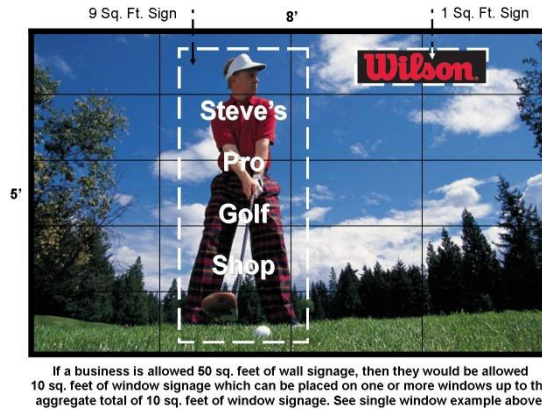
On properties whose principal exposure is from Interstate 90 and the property does not have frontage along another public right-of-way, the allowed 300 aggregate square feet of signage can be used on any wall of the building if the following conditions are met:

1. A freestanding sign is not provided for the building or development along I-90;
2. Only 1 monument sign is provided along the access street for the building or development; and
3. The building / development signage selection is reviewed and approved by the Director of Planning & Community Development.

#### E. Window Signs.

Signs applied to a window or mounted or suspended directly behind a window of a business are permitted on any window of a building based on a 20% bonus to the allowed wall signage in 10-3E-7(A) above or a maximum of 10 sq. ft., whichever is less. Window signage can be placed on one or more windows as long as the aggregate area of window signage does not exceed the allowed bonus or maximum, whichever is less. Window sign size shall be calculated in the same manner as wall signage (see Section 10-3E-8, subsection C1 below). Only those portions of the window(s) which contain signage shall be calculated. Graphics or symbols that do not meet the definition of a sign or colored film used for shading do not reduce the amount of allowed window signage; however, the colors must comply with the Architectural Guidelines and Special Standards of the zone. Window signage can be changed throughout the year as long as the overall allowed area is maintained.





#### F. Business A-Boards

Businesses are permitted to utilize one (1) A-Board / A-Frame sign on their property if the following conditions are met:

1. Only one (1) A-Board / A-Frame sign will be permitted per business.
2. The A-Board / A-Frame sign shall not exceed three (3) feet in height and six (6) sq. ft. in area. The sign may be double-sided.
3. The A-Board / A-Frame sign shall not be lighted or contain any moving image or text.
4. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.
5. The A-Board / A-Frame sign must be located on the business parcel, no further than twelve feet from the entrance to the business, unless otherwise permitted by the Director or designee for unique situations. The sign shall not be placed in a location which is within the clear view triangle or any location which will impede vehicular traffic. Further, the sign shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped. At least three (3) foot clearance width on sidewalks must be maintained. The City may require re-location of the A-Board / A-Frame sign if it is determined that an interference is occurring.
6. The A-Board / A-Frame sign shall not be located in any right-of-way.
7. The A-Board / A-Frame sign shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of A-Board / A-Frame signs shall be required to keep their signs in a legible, intact, and well-maintained manner. Damaged signs shall be repaired or removed immediately.
8. A sign permit application must be approved by the City prior to utilizing the A-Board / A-Frame sign.



#### G. Campus Monument Signs

1. For the purpose of calculating signage, a campus is defined as a planned commercial, light industrial, or mixed use development that contains multiple parcels which encompass a minimum of one block or 10 acres of land and which some of the parcels do not have frontage on an arterial or collector street and/or some businesses within the campus are located more than 300 feet from an arterial or collector street. Typically a campus would be contained within a singular land division.
2. A Campus Monument Sign may be utilized to provide off-site exposure to multiple parcels or businesses within a campus in an aesthetically pleasing manner that is a coordinated effort where at least some parcels or businesses participate in the Campus Monument Sign program and the sign is designed to accommodate future participation by all properties within the campus.
3. Campus Monument Signs may be located at primary entrances to the campus from the arterial or collector street, on private property only with the property owner's permission, Campus Monument Sign(s) shall not be located in the right-of-way. Each sign must have the same design but may include different parcels / businesses within the campus. Alternatively, the Campus Monument Sign(s), may be located on private property within the campus along the street connecting to the arterial / collector street in order to achieve the purpose of the program.
4. The amount of allowable signage area for Campus Monument Signs shall be dependent on the total acreage of the campus and set forth as follows:
  - a. Less than 20 acres = 36 square feet maximum
  - b. 20 to 50 acres = 72 square feet maximum
  - c. 51 – 75 acres = 108 square feet maximum
  - d. Greater than 75 acres = 144 square feet maximum
5. Maximum height of monument sign shall be 8.5 feet.
6. The sign must be set back a minimum of 10 feet from the right-of-way and the area within 10 feet surrounding the sign must be landscaped. The setback may be required to be increased to comply with the clear view triangle, as determined by the City Engineer.
7. Campus Monument Sign size shall not be calculated as part of the individual or multi-business signage. Campus Monument Signs are a separate category; however they cannot be closer than 150 feet from any other freestanding or monument sign.
8. The sign must be a monument style that achieves aesthetic harmony with the overall campus design.
9. An easement and/or agreement must be recorded which encompasses the area where the signage is installed, including the landscaping.
10. A sign permit application must be submitted and approved prior to signage installation. All parcels / businesses within the campus shall be given the opportunity to participate in a Campus Monument Sign program and a listing of the parcels / businesses within the campus shall be submitted with the sign permit application that includes signatures for parcels / businesses that will be and will not be participating.

#### H. Electronically Changeable Signs

##### 1. Size, Type, Location, and Hours of Use

a. Maximum electronically changeable sign area and height shall be as indicated in Section 10-3E-7, subsections B and C, Tables 4 and 5 for freestanding and monument signs. Electronically changeable wall signs are not permitted in any zone.

b. Type and Location.

<b>TABLE 6 Zone</b>	<b>Location</b>	<b>Permitted Sign Type</b>	<b>Permitted Use Times</b>
<del>M-2</del>	<del>Interstate 90 and Country Vista Dr. corridor (includes parcels between Country Vista Dr. and Interstate 90)</del>	<del>Monument</del>	<del>5am—10pm (message must be static between 10pm and 5am)</del>
<del>C-1/I</del>	<del>Appleway Ave. corridor (includes parcels between Appleway Ave. and Interstate 90)</del>	<del>Monument</del>	<del>5am—10pm (message must be static between 10pm and 5am)</del>
<del>C-2</del>	<del>Country Vista Dr./ Appleway Ave. corridors (includes parcels between Country Vista Dr./ Appleway Ave. and Interstate 90)</del>	<del>Monument</del>	<del>5am—10pm (message must be static between 10pm and 5am)</del>
<u>P Zone</u>	<u>N/A</u>	<u>Monument</u>	
<u>M-2, C-2 / RD-C</u>	<u>Interstate 90 frontage</u>	<u>Monument</u>	<u>24 Hours / Day</u>
<u>M-2, C-2 / RD-C*</u>	<u>Interstate 90 frontage*</u>	<u>Freestanding*</u>	<u>24 Hours / Day</u>

~~\*Parcel is within Interstate 90 Corridor but not within the City's Interchange Corridor~~

2. All electronically changeable signs are subject to the following provisions:

~~a. All electronic message centers shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions. Brightness must be managed with an automatic dimming photocell, which automatically adjusts brightness based on ambient light conditions and shall attempt to achieve a target of 5 lux (or .464 foot candles) over ambient levels but shall not exceed 8 lux (or .74 foot candles) as measured according to the following process:~~

~~b. With the exception of the I-90 corridor, all displays must be soft white lettering on a dark background.~~

~~c. No electronic message center shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, measured as follows:~~

<u>Area of Sign sq. ft.</u>	<u>Measurement Distance (ft.)</u>
<u>10</u>	<u>32</u>
<u>15</u>	<u>39</u>
<u>20</u>	<u>45</u>
<u>25</u>	<u>50</u>
<u>30</u>	<u>55</u>
<u>35</u>	<u>59</u>

<u>40</u>	<u>63</u>
<u>45</u>	<u>67</u>
<u>50</u>	<u>71</u>
<u>55</u>	<u>74</u>
<u>60</u>	<u>77</u>
<u>65</u>	<u>81</u>
<u>70</u>	<u>84</u>
<u>75</u>	<u>87</u>
<u>80</u>	<u>89</u>
<u>85</u>	<u>92</u>
<u>90</u>	<u>95</u>
<u>95</u>	<u>97</u>
<u>100</u>	<u>100</u>
<u>110</u>	<u>105</u>
<u>120</u>	<u>110</u>
<u>130</u>	<u>114</u>
<u>140</u>	<u>118</u>
<u>150</u>	<u>122</u>

i. Measure 30 minutes after sunset using lux meter

~~ii. Measure from 100 feet away if sign is 100 square feet or smaller, and measure from 150 feet away if sign is larger than 100 square feet~~

~~b. If sign images change, the duration of message display shall be no less than 7 seconds.~~

~~c~~ d. Duration of Message Display shall be subject to the following:

i. Electronically changeable signs along I-90 shall display images for a period of at least three (3) seconds before transitioning to another image.

~~ii. Electronically changeable signs along Country Vista Drive and Appleway Avenue shall display images for at least five (5) seconds before transitioning to another image.~~

~~iii~~ ii. Community electronic changeable signs shall display images for at least five (5) seconds before transitioning to another image.

~~d~~ e. Message transition and frame effects shall be subject to the following:

i. Transition and frame effects employing fade, dissolve, or similar lasting between 1 and 2 seconds are allowed.

ii. Transition and frame effects employing continuous scrolling and/or traveling, flashing, spinning, rotating, and similar moving effects, and all dynamic frame effects or patterns of illusionary movement or simulating movement are not allowed.

~~e~~ f. Full motion video or film display or streamed in real time is not permitted.

## 10-3E-8

## Sign Location, Setback, Area Calculations, Maintenance, and Lighting

- A. Sign Location. All signs shall be so located that they:
1. Do not interfere with vehicular or pedestrian accessibility or sight distance.
  2. Conform to the provisions of Section 10-3B-2, subsection "N", vision clearance areas.
  3. Do not overhang or are not located in any public right-of-way.
  4. All freestanding and monument signs shall be located in a maintained landscaped area.
- B. Sign Setback. Any portion of a sign (including structural supports) that is higher than three (3) feet above grade shall be located a minimum of ten (10) feet back from any public right-of-way.
- C. Sign Area Calculations. Sign area is the total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, and its size shall be calculated using the methods described in items 1-4 below.
1. A wall sign shall be calculated by measuring the area created by drawing imaginary straight lines around the entire copy or grouping of such letters, words or symbols, and then multiplying  $A \times B$  as illustrated in figure 3 below.

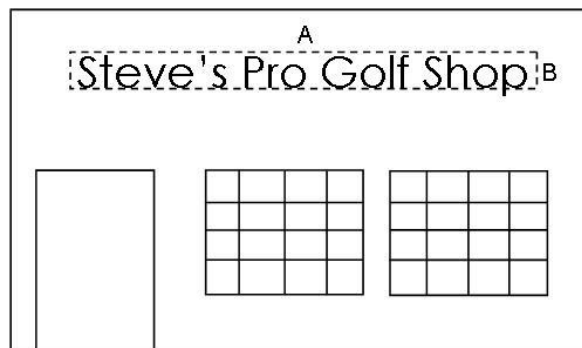


Figure 3

2. The sign area of a freestanding sign consisting of one sign shall be calculated as shown in Figure 4 below. The sign area of a freestanding sign consisting of more than one (1) sign shall be computed by adding together the total area(s) of all signs as shown in Figure 5 below.

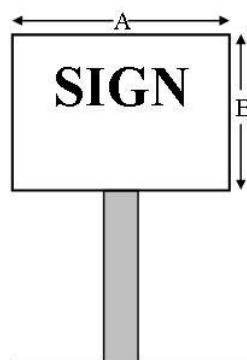


Figure 4

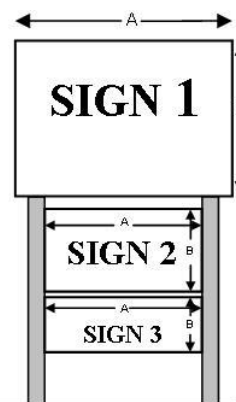


Figure 5

3. The sign area for multiple-sided signs shall be calculated as follows:
  - a. The total sign area for a two-sided (back to back) sign shall be calculated using one (1) face, therefore allowing both faces to be of equal size (for example, a two-sided sign has two faces with 18 square feet per side, therefore the sign

area is 18 square feet).

- b. The sign area for a three-sided sign shall be equal to the total area of signage permitted for a two-sided sign, for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet. If a three-sided sign is used instead of a one-sided or two-sided sign, the three-sided sign may allocate the 36 total square feet among three sides, therefore allowing three sides with 12 square feet per face for a total of 36 square feet of sign area.

4. The sign area of a monument sign consisting of a sign with a solid base shall be calculated as shown in Figure 6 below. The sign area of a monument sign consisting of signage within the base area shall be calculated as shown in Figure 7 below.

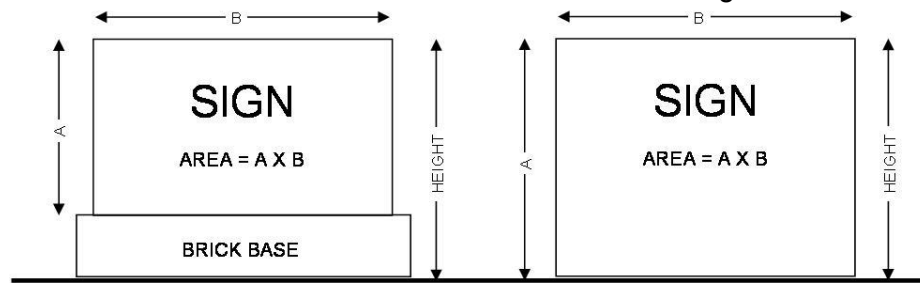


FIGURE 6

FIGURE 7

D. Maintenance of Signs. Signs that have been approved or that have been issued a permit shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

1. A damaged sign shall be repaired within thirty (30) days.
2. A sign, which has been damaged, to such extent that it may pose a hazard to passersby shall be repaired or removed immediately.

E. Lighting. Internal and external sign illumination shall be of low intensity. External sign illumination shall be down shielded and confined to the sign to minimize impacts to the surrounding area. Illuminated Signs require an electrical permit that is obtainable from the Washington State Department of Labor & Industries

#### **10-3E-9 City Wayfinding Signage Program**

Consult with the City of Liberty Lake Planning & Building Services for more information on the City Wayfinding Signage Program.